



40 The Crescent, Maddington

R40 Zoned Block with Development Opportunity




Located in a sought-after and growing suburb, this solid 4-bedroom, 1-bathroom brick and tile home is brimming with potential for homeowners, investors and developers alike.

Sitting proudly on a generous 981m² block with a wide 21m frontage, the possibilities here are as exciting as they are diverse.

With R40 zoning, this property presents an exceptional retain-and-build opportunity. Subject to council approval, you could retain the existing dwelling and develop up to two additional homes at the rear – a rare chance to maximise the land's full potential and create strong rental or resale yields.

The home features 4 spacious bedroom, huge lounge kitchen/meals. Along with the kitchen and bathroom the house is in original condition, provides the perfect canvas to add your own renovations and personal touches. Whether you modernise for comfortable family living or upgrade as part of a development plan, this home gives you options.

Ideally located approximately 750 metres from the nearest train

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FOR SALE

Please Call

AGENTS

Dahlia Rechichi

0418 920 742

dahlia.rechichi@ljhooker.com.au

AGENCY

LJ Hooker Harrisdale

(08) 9398 4000

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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station, commuting is a breeze, with shops, schools, and parks also conveniently nearby.

Key Features:

Huge 981m²; block

21m wide frontage

R40 zoning – potential to retain & build 2 more homes (STCA)

- bedroom, 1-bathroom brick and tile home

Ready for renovation

Approx. 750m to train station

Whether you're a seasoned investor, developer or a buyer looking for a property with potential, this is one you don't want to miss.

For further information contact John Rechichi - 0418 948 714 or Dahlia Rechichi - 0418 920 742.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

MORE DETAILS

Property ID	29NJ00
Property Type	House
Land Area	981 m ²

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