







69 Wilber Street, Rossmoyne

4 2 1

PRIME ROSSMOYNE LOCATION - 850m2 GREEN TITLE BLOCK WITH R40 ZONING!

OFFERS INVITED - CLOSING DATE: Tues 17 November 2026 (UNLESS SOLD PRIOR)
Viewings only at advertised home open times

A rare opportunity to secure a substantial parcel of land in one of Rossmoyne's most sought-after locations.

Positioned in a quiet, family-friendly street and surrounded by parklands, this generous 850m2 Green Title block, zoned R40, presents an exciting opportunity for developers, investors and astute buyers looking to unlock its future potential.

Adding to the appeal is the existing spacious, character-filled four-bedroom home, offering the option to generate rental income while you investigate your development plans.

With a desirable 20.1-metre street frontage, level block, wide verge

FOR SALE
Offers OVER $1,888,000

VIEW
By Appointment

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

LJ Hooker

and north-facing orientation, this property offers an attractive foundation for exploring the possibilities.

EXPLORE THE DEVELOPMENT POTENTIAL

With R40 zoning, the property may offer scope for alternative residential development configurations, subject to all relevant approvals, planning requirements and feasibility.

Potential subdivision concepts (STSA) include:
- Duplex potential - investigate the possibility of creating two larger street frontage Green Title lots.
- Triplex potential - explore the possibility of three Survey-Strata lots.

BONUS: Proposed subdivision options will be available for viewing at the first home open, providing an opportunity to explore the possibilities this impressive parcel of land may offer.

- * Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

https://go.propps.com/l/n0Sg16JZN4f8

A RENTAL OPPORTUNITY WHILE YOU PLAN - Existing rental expires 11 June 2027 (Superb tenants would like to stay on)
- * Photos online are prior to tenants moving in

The existing home offers generous accommodation and multiple living areas, making it a practical option to rent out while you consider your future plans.
Property features include:
- Four bedrooms, including a fourth bedroom accessed from the lounge.
- Family bathroom featuring a corner bath, separate shower and toilet.
- Cosy, separate formal lounge with split-system air conditioning.
- Expansive open-plan family living, dining and kitchen area overlooking the backyard.
- Generously sized kitchen with ample cupboard and storage space.
- Separate laundry with an additional toilet and convenient rear access.
- Private, spacious undercover patio, ideal for outdoor entertaining.
- Huge backyard and generous front yard, with plenty of room for children to play or a game of backyard cricket.
- Single garage - remote access

EDUCATION, LIFESTYLE & CONVENIENCE
Location is everything, and this address places you within easy reach of the amenities that make Rossmoyne such a popular place to live.
- 300m - Rossmoyne Primary School
- 400m - Rossmoyne Senior High School
- 600m - Rossmoyne Shopping Centre
- 900m - Canning River
- Approximately 1.4km - Bull Creek Train Station

Enjoy the convenience of nearby parklands, the Canning River, local shopping, sporting facilities and public transport. Leach Highway and the Kwinana Freeway provide convenient connections to Perth CBD, Curtin University, Murdoch University, All Saints College and surrounding employment and lifestyle hubs.

THE OPPORTUNITY IS YOURS TO EXPLORE
Whether you're a developer seeking your next project, an investor looking for a substantial landholding in a premium school catchment, or a buyer with a vision for the future, this is an opportunity to investigate the potential of a sizeable R40-zoned property in tightly held Rossmoyne.

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Large blocks, sought-after school zones and development potential make this one well worth your inspection.

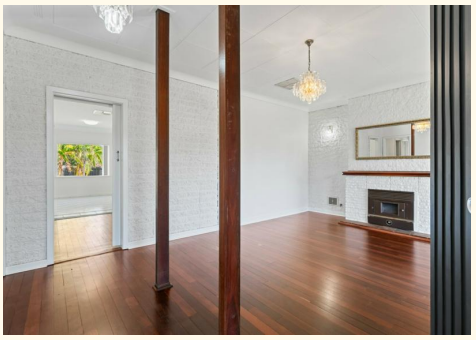
Council Rates PA - $2265.00
Water Rates PA - $1,507.53

All distances and measurements are approximate. Development and subdivision possibilities are subject to council and other relevant authority approvals, applicable planning requirements, survey, servicing and feasibility investigations. Buyers should undertake their own due diligence.

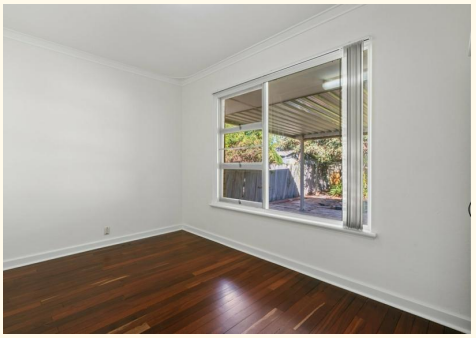
MORE DETAILS

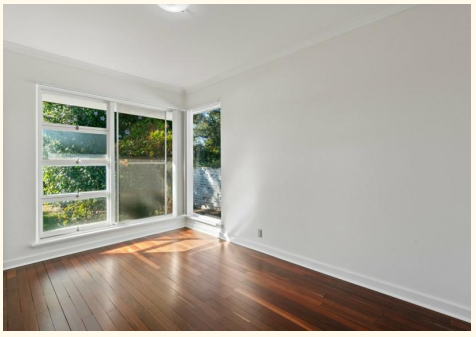
Property ID	5H99FFB
Property Type	House
House Size	160 m2
Land Area	850 m2











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