



33 Karoo Street, South Perth

Corner Development Opportunity in an Exceptional South Perth Location

An outstanding opportunity for investors and developers to secure a premium property in one of Perth's most desirable suburbs.

Positioned on a generous 809sqm corner block zoned R25, this site offers potential for two street-front homes (subject to council approval).

The existing 4x2x2 home is well-presented, featuring a swimming pool and a secure double garage, offering comfortable family living or an ideal investment while you plan your next project.

Currently leased at \$1,300 per week (increasing to \$1,365 in November) with a fixed lease until 30 November 2026, the property provides excellent holding income in an exceptional location.

Key Features:

- 809sqm corner block zoned R25

4 2 2

FOR SALE

Please Call

AGENTS

PK Kapur

0424 194 509

pankaj.kapur@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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- Subdivision potential – two street-front lots (STCA)
- Solid 4x2x2 home with pool and double garage
- Currently tenanted at \$1,300 pw (rising to \$1,365 pw in Nov 2025)
- Lease expiry: 30 Nov 2026 – ideal holding income
- Council Rates: Approx. \$3,830 p.a.
- Water Rates: Approx. \$1,830 p.a.

Location Highlights:

- Approx. 4 km to Perth CBD
- Close to Swan River foreshore, Perth Zoo and Mends Street caf&ecute;s
- Easy access to Kwinana Freeway and public transport
- Within top school catchment areas
- Wesley College – 1 km
- South Perth Primary – 1.2 km
- Penrhos College – 3.5 km
- Surrounded by local parks, caf&ecute;s, golf course and lifestyle amenities

Whether you're looking to land-bank, develop, or secure a prime South Perth address with strong rental returns and long-term capital growth, this is an opportunity not to be missed.

For more information call me now on 0424 194 509.

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	2EGJ00
Property Type	House
Land Area	809 m2

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Sales Consultant | pankaj.kapur@ljhooker.com.au

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