

## Spearwood, 44 Sussex Street

### Ultimate Development Potential

Welcome to 44 A&B Sussex Street Spearwood, offers a promising investment opportunity with its substantial land size and development potential. The property location near amenities such as Spearwood Primary school, Phoenix shopping centre, and Port Coogee Marina.

This property situated on a large approx. 1017sqm corner block in the sought-after R40 zoning is ideal for potential subdivision development for up to 4 sites for single or double storey villas subject to council approval. Currently gracing this property is a four bedroom one bathroom house plus a three bedroom one bathroom dwelling that is currently tenanted, offering immediate rental income with existing tenants for investors.

The property's unique combination of development potential, rental income, and future possibilities makes it an exceptional prospect for various types of buyers, whether they are looking for investment opportunities, development projects, or a substantial family home

7 2 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/891HA2](http://ljhooker.com.au/891HA2)

**Contact**  
**Frank Frisina**  
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[frank.frisina@ljhooker.com.au](mailto:frank.frisina@ljhooker.com.au)



**Disclaimer:** 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.

**LJ Hooker Thornlie | Canning Vale**  
**(08) 9459 7788**



with growth potential.

44A Sussex Street

Features:

- Four bedrooms
- One bathroom
- 2 showers, 2WC
- Lounge room
- Huge Kitchen / Dining
- Activity room
- Garage
- Huge Patio area

44B Sussex Street

Features:

- Three bedrooms
- One bathroom
- Lounge room
- Kitchen / Dining
- Activity room
- Phoenix Shopping Centre approx. 650m
- Spearwood Primary School approx. 1.2km
- Coogee Beach approx. 2.7km
- Port Coogee Marina approx. 2.9km

Buyers across different segments can find value and opportunities in this property. Do not miss your chance to make this character-filled property your own. For more details on this must-see listing, call today!

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## More About this Property

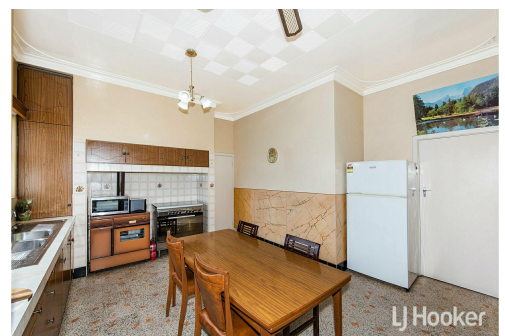
Property ID	891HA2
Property Type	House
Land Area	1017 m <sup>2</sup>
Including	Outdoor Entertaining

**Frank Frisina 0414 433 979**

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