

## Thornlie, 65 Lester Drive

### A Diamond in the Rough

Seize a rare chance to own a remarkable 1012sqm block (approx.) unit site in an unbeatable location. With an expansive 21 metre frontage, this property holds the potential of a three-lot development (subject to council approval). The current zoning is R20/30, and there's an exciting proposal for a zoning change to R40/60, paving the way for an even higher density development.

The existing duplex pair are a diamond in the rough, ready for your vision. Each with two bedrooms, one bathroom, a good-sized kitchen, with a huge backyard. This property is brimming with potential and is sold on an AS IS basis.

Centrally located near the Thornlie train station, close to the Thornlie Square shopping Centre, Leisure Centre, Swimming Pool, Library and Skate Park. For those people interested in Arts, the Don Russel Performing Arts Centre is not too far away. If you like going for walks, then the Canning River is just around the bend.



**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.

4 2 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7XQHA2](http://ljhooker.com.au/7XQHA2)

**Contact**  
**Veronica Hadfield**  
0450 278 008  
[veronica.hadfield@ljhooker.com.au](mailto:veronica.hadfield@ljhooker.com.au)

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

The property can be leased with some TLC or embark on the exciting journey of a high-density development. Act now and enquire before it's gone!

Block size: Approx. 1012sqm

Shire Rates: Approx. \$2750 pa.

Water Rates: Approx. \$772 pa

Rental Yield: Approx \$420 per week

Please note the photos are for 65A.

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## More About this Property

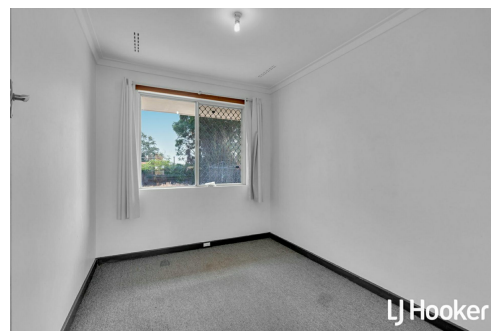
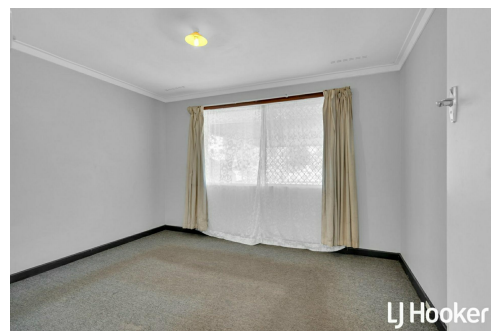
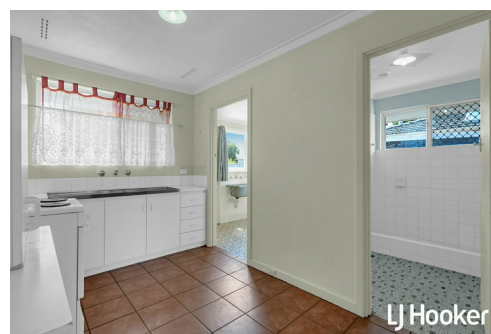
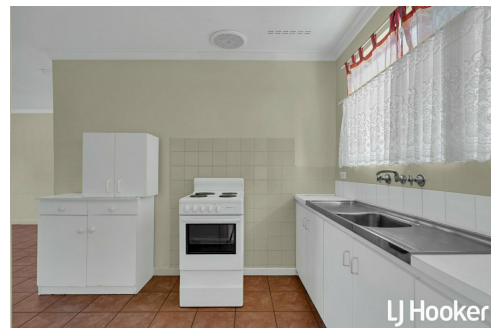
Property ID	7XQHA2
Property Type	DuplexSemi-detached
Land Area	1012 m <sup>2</sup>

**Veronica Hadfield 0450 278 008**

Sales Representative | [veronica.hadfield@ljhooker.com.au](mailto:veronica.hadfield@ljhooker.com.au)

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Shop 26 Thornlie Square Shopping Centre, Spencer Road, THORNIE WA 6108  
[thornlie@ljhooker.com.au](mailto:thornlie@ljhooker.com.au) | [thornlie.ljhooker.com.au](http://thornlie.ljhooker.com.au)



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