



Thornlie, 6 Hunt Street

850sqm Prime Development Site ZONED R20/30

Proudly Presented by Fulton Borthwick

With solid brick and tile 3-bedroom 1 bathroom home currently on a fixed term lease @ 550pw until 30 April 2025 with tenant happy to extend.

IMAGINE THE POSSIBILITIES...

1. Continue to rent out or live in when existing lease expires while you plan what you would like to do with this amazing parcel of land.

2. Retain front home, subdivide, and create a rear lot to sell off or develop (all subject to WAPC / Council approval)

Block dimensions (approx.)



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.

SOLD



For Sale
Expressions of Interest

View
ljhooker.com.au/5FRCFFB

Contact
Fulton Borthwick
0481 194 439
fultonborthwick@ljhvicpark.com.au

**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

Frontage 20.1m

Depth: 42.2m

Area: 850m²

NB: WAPC approval held (expiry 15/3/26) for a survey strata subdivision*:

Existing lot 336 850m² approx.

Proposed Lot 1 405m² (front)

Proposed Lot 2 339m² (rear)

Proposed CP 3 106m²

*See document attached to floor plan for details

Scope exists to get a further 2-year extension by submission of Form 4A to WAPC.

3. With such a huge back yard you could consider building your dream man shed, putting in swimming pool, creating an oasis and a spectacular landscaped yard for the kids and pets to play. The options are limitless!

4. Buy now and landbank for your future prosperity.

5. As property is currently leased at a discount to market, scope exists to increase rental to \$630pw to 660pw

Features of the existing home:

- * High ceilings
- * Jarrah floorboards
- * Spacious separate lounge with ceiling fan
- * Separate central dining room
- * Large master bedroom at front of the home with split aircon
- * Huge 2nd Master bedroom with fan at the rear or use as another living.
- * 3rd bedroom
- * Renovated Kitchen with gas cooking, Chef Oven, Stainless steel rangehood, single trough stainless steel sink
- * Well-appointed family bathroom with separate bath and shower
- * Separate WC
- * Huge backyard
- * Built - circa 1960's
- * Thermann 20 Gas HWS
- * Off street parking for at least 3 cars

This property is perfectly positioned being close:

- * Thornlie bowling club
- * Hunt Street Reserve
- * Melvin avenue Reserve
- * Thornlie Park
- * Thornlie Medical Centre



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- * Thornlie Primary School
- * Australia Islamic College
- * Spencer Village
- * Thornlie Square Shopping Centre
- * Train station
- * And a smorgasbord of restaurants

Opportunities like this do not come up very often so make sure you ACT NOW!

Call Fulton Borthwick on 0481 19 44 39 for further details

Outgoings:

- * Council rates: \$1,714 (24/25FY)
- * Water: \$950.04 23/24FY (\$489.83 01/07/24 to 31/12/24)

Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

More About this Property

Property ID	5FRCFFB
Property Type	House
Land Area	850 m2
Including	Air Conditioning

Fulton Borthwick 0481 194 439
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