



422 Wanneroo Road, Westminster

Balcatta border - 809sqm potential 4 unit site - character home

END DATE SALE - All offers presented on the 5th of March 2026
UNLESS SOLD PRIOR




LIVE - DEVELOP - RENT

Keen Seller price negotiable

elevated top on the hill with city and inland VIEWS this character home has been renovated needs TLC but comes with a number of different opportunities

Renovated bathroom - 2 toilets Polished floor boards - approximately 158 sqm interior - potential commercial location as is visible and adjacent to commercial lands

3 car garage large under croft + 100 sqm wine cellar major shopping centres walking distance drive through access to rear yard new alfresco area and professional workshop (see overview)

4  1  4 

FOR SALE

Please Call

AGENTS

Edi Carver

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AGENCY

LJ Hooker Mirrabooka

(08) 9344 5577

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**

LIVE : Comfortable residence with modern open plan kitchen huge entertaining balcony spacious living/dining areas 3 generous sized bedrooms with built in robes

DEVELOP : Potential 4 unit Quad site. Plans available. 809 m2 - Zoned R50 - 23m frontage Ideal townhouse development Elevated location - City and inland views Convenient freeway and major artery access

RENT : Rent out investment sit tight on the development site awaiting future capital gain rewards

Don't miss this fantastic opportunity for home owners and investors alike

Potential rent \$850 per week

Built : 1965

Veranda : 20 sqm

Total : (approximately) 809.36 sqm

Interior : (approximately) 257.96 sqm

Undercover : (approximately) 320.71 sqm

Shire Rates : (approximately) \$2,527.29 p.a.

Water Rates : (approximately) \$1,779.88 p.a.

Total Strata : \$0

T&C'S :

- End Date Sale - Offers presented 05 | 03 | 2026
- The sellers reserve the right to accept an offer prior to the End Date
- Finance offers welcome (A written pre-approval will assist you in the offer process)
- Building & Termite inspections are welcome
- Flexible settlement time frames available
- Subject to sale offers are welcome

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Disclaimer :

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others having made all reasonable efforts to ensure that information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed

If you are considering to purchase this property you must please make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

MORE DETAILS

Property ID	PTZFF4
Property Type	House
House Size	158 m2
Land Area	809 m2
Including	Toilets (2)

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