

12 Fletcher Street, Cannington, WA 6107

CENTURY 21

Sold Residential Land

Friday, 29 September 2023

12 Fletcher Street, Cannington, WA 6107

Area: 1138 m2

Type: Residential Land



Josh Brockhurst
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Contact agent

Calling all Developers and Investors! Here is a fantastic opportunity for you to sink your teeth into! A stone's throw from Westfield Carousel and resting within the Pattie Street Precinct of the City of Canning's Activity Centre Plan, this 1,138sqm property offers an exciting opportunity to develop, develop, develop. With planning permission, the existing dwelling could be removed to convert to a long list of new uses including (but not limited to) multiple dwellings, mixed development (up to 7-stories), café, restaurant, child care, medical consulting rooms, health centre, educational, car park. The list goes on and can be viewed in the image gallery of this listing. Resting on the block is an original 2-bedroom, 1-bathroom home. Built-in 1955, the home offers classic layout with formal lounge, kitchen/dining and a sleepout. Being sold as is, the dwelling will likely need to be demolished for any development applications to go ahead. LOCATION FEATURES: *110m from Albany Highway.*350m from Cannington Police Station*400m from Westfield Carousel*750m to Cannington Community College.*1.2km from Cannington Leisureplex.*1.2km to Cannington Train Station.*1.8km to Bentley Health Service.*2.3km to St Norbert College.*4.8km to Curtin Uni.*Easy access to the Cannington CBD.*Moments from Welshpool Industrial centre.For more information and inspection times contact:Agent: Josh BrockhurstMobile: 0408 280 198 * Subject to local planning approvals. (Canning City Centre: Activity Centre Plan – Pattie Street Precinct)NOTE: This home is being sold on an "AS IS BASIS"PROPERTY INFORMATION:Council Rates: \$1,445.19Water Rates: \$888.20Block Size: 1,138sqmLiving Area: 92sqmZoning: Centre ZoneBuild Year: 1955Dwelling Type: House / DevelopmentFloor Plan: Not Available