

178 Gabriel Street, Cloverdale, WA 6105



Residential Land For Sale

Friday, 19 April 2024

178 Gabriel Street, Cloverdale, WA 6105

Area: 860 m2

Type: Residential Land



Steve Smith
0861440700

Expressions of Interest Invited

Rare Earth - Significant Investment/Development Property - RESIDENTIAL or COMMERCIAL Developers/Investors/Land Bankers, consider your options for this 860sqm parcel of flat land, current use 206sqm of lettable commercial area (DA approved medical use and medical consulting suites) under 1 roof. (Refer Agent for more detailed information pack). COMMERCIAL OPTION. Purchase the property as a commercial investment - medical suites tenancy applicable. This property has a non-conforming use DA which in simple terms, is a land use that lawfully received development approval in the past, but due to subsequent changes in zoning, COULD be a prohibited land use now and incapable of receiving development approval if applied for today, IN PARTICULAR, should a commercial development be sort for USE DIFFERENT than what is currently approved. (current use medical use and medical consulting rooms). RESIDENTIAL Demolish existing building and take advantage of R20/R40 development zoning approved. Suitable as a duplex or multi-unit site. R40 ZONING: Generally indicates a density of 40 dwellings units per hectare. Minimum site area is 180sqm, with an average of 220sqm. The residence must cover at least 45% of the total site, with at least 20sqm of outdoor living. The residence must have a minimum setback of 4m from the primary street. The maximum building height for multiple dwellings in R40 is two storeys. NOTE: As a general rule, land closer to the Perth CBD is zoned R30 or R40, allowing for a greater density of dwellings compared to Perth's outer suburbs (which are most commonly zoned R20). It's important to check the code before you commit to a piece of land to ensure it can achieve what you are planning. R20 ZONING Generally indicates a density of 20 dwellings units per hectare. Minimum site area is 350sqm, with an average of 450sqm. The residence must cover at least 50% of the total site, with at least 30sqm of outdoor living. The residence must have a minimum setback of 6m from the primary street. You are invited to submit Expressions of Interest for this property - Expressions of Interest will close Monday 20/5/2024. PLEASE NOTE: The Seller reserves the right to accept an offer on this property PRIOR to this end date. PLEASE ALSO NOTE: Dependant on your intentions re this property, and particularly if your interest is more of a commercial nature, then we of course recommend that appropriate due diligence be done with Belmont City Council to ensure any proposed development is DA compliant. Please forward all your enquiry or request inspection of the property to Steve Smith - 0419 903 648 or email steve@celsius.com.au. Looking forward to being of further assistance to you.