

20 Tooting Street, Beckenham, WA 6107

House For Sale

Wednesday, 15 May 2024



20 Tooting Street, Beckenham, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 807 m2

Type: House



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From \$609,000

Welcome to 20 Tooting St, Beckenham, where potential meets opportunity! This property presents a golden chance for investors, developers, renovators, and those looking to create their dream home. Situated on a spacious 807sqm block with zoning R20/R35, this property offers a multitude of possibilities. Whether you choose to retain and build or demolish and develop, the potential is endless. Imagine the prospect of building three dwellings or creating your own masterpiece on this generous land. The current home features three bedrooms, one bathroom, and a classic brick and tile design, awaiting your creative touch. With an update as the property is in solid but original condition, you have the freedom to design the home of your dreams or capitalise on the high demand for housing in the area by developing two or three brand new dwellings. Convenience is key, with this property located within walking distance to local shops, schools, and public transport. Beckenham Train Station is just 3km away, while Westfield Carousel is a short drive and Perth CBD is within that golden 13km-14km range. The property is also proposed to be rezoned to R40 under the new planning policy adopted by the City of Gosnells. This change opens up great options if and when it is approved. Local Planning Strategy and Local Planning Scheme 24 | City of Gosnells. Link for more information

https://www.gosnells.wa.gov.au/Building_and_development/Planning_the_City/Local_Planning_Strategy_and_Local_Planning_Scheme_24#:~:text=This%20Document%20sets%20out%20how,replace%20Town%20Planning%20Scheme%20No%20With%20R40%20zoning, you'll have the potential for smaller lot sizes (180min and 220avg). This means you may have the option to create two lots at the front or rear, with the third being a 3/2 dwelling. Additionally, with the recent changes to granny flat laws, you might also include a 1/1 granny flat on one of the lots. This flexibility could offer you fantastic opportunities for development. Here's a link to a video walkthrough of the property: Video Walkthrough.

<https://www.youtube.com/watch?v=HhDJFqPGCgo> Key Features: • Size: 807sqm • Zoning: R20/R35 • Proposed zoning change to R40 under the city of Gosnells LPS 24 • Current Structure: Three bedrooms, one bathroom, brick and tile with formal lounge • Condition: Original condition • Development Potential: Retain and build or demolish to build three dwellings, or land subdivision Development Options: • Retain and Build: Utilise the ample side access to retain the front house and build at the back. • Demolish and Develop: Make way for three villas or three vacant blocks, maximising the potential of this prime location. Location (Distances from Google Maps): • Beckenham Local shops: 350m • Beckenham Train Station: 3km • Westfield Carousel: 3.7km • Perth CBD: 14.9km • Perth International Airport: 14.5km • Domestic Airport: 14.8km • Beckenham Primary school: 1.7km Don't miss out on this lucrative opportunity to add significant value through renovation or development. The possibilities are endless, and the choice is yours. Call Hasi K your proven local agent for 19 years. Water rates: \$1,072.43 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$1703.00 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.