

# 20 Walton Street, Queens Park, WA 6107

## Sold House

Thursday, 21 September 2023



20 Walton Street, Queens Park, WA 6107

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 331 m2**

**Type: House**



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**\$320,000**

This unique property, with a 'Centre' zoning, is now available for sale as part of the deceased estate of its former owners. This presents a compelling opportunity for savvy investors to acquire prime real estate situated within walking distance of St. Norbert and St. Joseph's. Despite its modest 330sqm size, the potential for this property is significant, potentially allowing for an impressive 4-storey development, subject to obtaining the necessary approvals. With a wide range of possibilities permitted under the Centre zoning, this opportunity should not be overlooked. For additional information, I recommend visiting the Queens Park Local Structure Plan Amendment No. 2, which is referenced as WAPC Reference SPN/0756M-2 on the official website ([www.wa.gov.au](http://www.wa.gov.au)) - Copy and Past link below.

[https://www.wa.gov.au/system/files/2022-06/SPL\\_Queens-Park-Local-Structure-Plan-Amendment-No-2-WAPC-Reference-SPN-0756M-2.pdf](https://www.wa.gov.au/system/files/2022-06/SPL_Queens-Park-Local-Structure-Plan-Amendment-No-2-WAPC-Reference-SPN-0756M-2.pdf) Copy and paste the link below to read the surveyors report as well as other documents

<https://vltre.co/3n4H23> Here are some of the potential options available under the Railway Frame Precinct Framework for this property:

- Aged care facilities
- Car park
- Childcare premises
- Consulting rooms
- Educational establishment
- Family Day Care
- Home Business
- Home Occupation
- Home office
- Industry - cottage
- Multiple Dwelling
- Public Utility
- Place of worship
- Telecommunications infrastructure
- Veterinary Centre

Block size - 331sqm (approx.) • Frontage - 12.07m (approx.) • St Norbert College - 300m • Saint Joseph's School - 400m • Queens Park Train Station - 500m • Queens Park Primary School - 1.1km • Westfield Carousel Shopping Centre - 2.1km • Perth Airport (T1 & T2) - 10.1km • Perth CBD - 10.1km

This property's versatile zoning and strategic location make it a promising investment opportunity. Feel free to reach out if you have any further questions or would like to explore this property's potential. Saint Joseph's School can be found at the bottom of the street and St Norbert College sits just around the corner, as do bus stops, Queens Park Train Station and even the sprawling Queens Park Reserve. Queens Park Primary School is also nearby, as are the likes of Westfield Carousel Shopping Centre, various places of worship, Perth Airport, the CBD and major arterial roads that provide access to them all. Convenience is one thing, but this is all about the exciting potential on show. Craft your vision and build big on block value, here!

Water rates: \$862.77 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$1626.20 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.