

22 Pontiac Avenue, Cloverdale, WA 6105



House For Sale

Saturday, 9 December 2023

22 Pontiac Avenue, Cloverdale, WA 6105

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 784 m2

Type: House



Matthew Mule

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Offers in the \$500,000's

Nestled in a prime location on a cul-de-sac street, a mere 150 meters from Forster Park and only 850 meters to Belmont Forum Shopping Centre, this expansive 784sqm Green Title Lot with R20/40 zoning is every developer's dream. The existing original 1960s brick and tile home is ripe for redevelopment, or potential rejuvenation if you so wish. Boasting a generous 19.7m frontage and 39.2m depth, this rectangular and flat lot offers versatile possibilities for potential multi-unit development (Subject To Council Approval). A noteworthy consideration for developers is the proven potential of this street, where similar-sized blocks have seen successful multi-unit developments of up to 8 units (please contact City of Belmont on (08) 9477 7222, or the WA Planning Commission on (08) 6551 8002 for further information on the development potential of this property). Enhancing the property's attraction for future residents is its proximity to an extensive range of nearby amenities, including local parks and shops located just several hundred meters away, along with various schooling options in close vicinity. The strategic positioning, with a 5-kilometer distance to Perth Airport and a brief 10-12 minute drive to Crown Perth and Optus Stadium highlights the property's central location and excellent connectivity. For a more detailed overview, here is a comprehensive list of approximate distances to nearby amenities: • 150m - Forster Park • 400m - Belmont Sports & Recreation Club • 850m - Belmont Forum Shopping Centre • 1.2km - Cloverdale Primary School • 1.5km - Belmont City College • 3km - Belmay Primary School (5 mins drive) • 5km - Perth Airport (6 mins drive) • 7km - Crown Perth and Optus Stadium (10-12 mins drive) • 11km - Perth CBD (15 mins drive)

Summary of features: • Rectangular and flat Green Title Lot of 784sqm • Development Potential with R20/40 zoning (STCA) • 19.7m frontage with 39.2m depth • 1960's Original Brick and Tile home • 1 small brick outbuilding plus a large shed suitable for parking multiple vehicles • Council rates: \$1,393.66 (for the 2023/24 Financial Year) Unlock the full potential of this prime development site, capitalise on the thriving surroundings, and seize the opportunity to shape the future of this sought-after address. Contact Matt for further information or to make an offer before it is too late!