

**237 Thomas Street, Shenton Park, WA 6008**

**Sold Residential Land**

Wednesday, 11 October 2023

237 Thomas Street, Shenton Park, WA 6008

Type: Residential Land



Clare Nation  
0893883988



Chelsea Lansdown  
0893883333

## Contact agent

Land close to everything overlooking beautiful Kings Park! Unique opportunity to buy one, two or all three lots for your dream home or amazing development / investment opportunity. WAPC approved and ready to go! A central park style location for savvy local buyers as well as east coast and overseas investors seeking quality land close to the city with the backdrop and amenities of Kings Park botanic gardens, picnic lawns, playgrounds and walking tracks. Alternatively develop the entire lot (R60 zoning, perfect for multiple dwellings or short term residences), or proceed with the approved subdivision yourself to sell or develop each (WAPC approved, approximate costs can be provided for the process). If sub-divided, blocks range from \$650,000 to \$790,000. LOCATION A great place to live with easy access to so many work, school and leisure options. Walk to Shenton Park shopping, cafe and restaurant precinct, or Subiaco's Rokeby Road food and coffee strip. Rosalie Park Sporting Fields and picturesque Lake Jualbup are a short stroll away. You can also walk to schools, medical facilities and the Shenton Park Train Station, or catch the free CAT bus into the city 5 minutes away. Easy access to Perth CBD, major hospitals (Perth Children's Hospital, Sir Charles Gardiner Hospital), University of Western Australia, Swan River, Subiaco Oval - the list is endless. Call us to discuss the opportunities available with this quality listing. THE LAND Prime 954sqm (approx.) block R60 zoning Generous 30.48metre (approx.) frontage Sub divided: a 356sqm block (with a 10m frontage); a 314sqm block (with a 10m frontage); and a 284sqm block (with a bigger 10.48m frontage) - WAPC approved. OUTGOINGSCity of Subiaco: \$2,985.47 / annum 22/23 Water Corporation: \$1,512.66 / annum 22/23 Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.