

**27 Yampi Way, Willetton, WA 6155**



**Sold House**

Monday, 28 August 2023

27 Yampi Way, Willetton, WA 6155

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Roy Li

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## Contact agent

A RARE OPPORTUNITY ;DO NOT MISS OUT AGAIN on green title with Consult room Located in the City of Canning.BUILDING AREA- 275sqmConsult RoomsAlso has several other rooms, a large open area with wet areas, two store rooms, boardroom, kitchen, 2xWC's and a shower at front of building and 2xWC's at rear near kitchen.ENTRANCE DOORS- Two separate entrance doors - one main front door and a second entrance at the side of the building allowing the property to have two businesses operating from the same building.LAND AREA 845sqm-Plenty of parking behind limestone/wrought iron boundary walls.A secure yard and more parking are behind wrought iron gates.A large undercover outdoor area is at rear of the property.HISTORY OF PROPERTY-Owners who have been operating a Denture Clinic/Consult room/ Laboratory in the Health Professional field since 1982 and have now retired (end of June 2022).27 Yampi Way is a unique property for the Willetton business area being on its own green title. A great opportunity to own your own well constructed brick and tile building on a large block of land.Fully sewerred, underground power, large car park and outdoor storage area.A family Medical Practice and Pathology clinic are next door and a new Day Care Centre down the road. Also that is good for car sales The Willetton business area has a very diverse range of mixed businesses including cafes, legal firm, retail, motor repairs, hairdresser, florist plus many more.In the much sought after Willetton/Rossmoyne High School zones.There's suggestion from the Shire that the area could one day be classified to include urban use.IGA is within walking distance and Riverton Forum as well as Southlands Shopping complex are close by.Is located on busy street just off High Road which is a main artery into Perth CBD, Fremantle, Domestic and International Airports.16 km from Perth CBD. Regular bus routes along High RoadContact ROY LI on 0415007588 or 61164511 for a private viewing or any further information...DISCLAIMER: All the image is for advertising marketing purpose only and it can be updated anytime without notice, the potential buyers need to further discussion for more accurate information. The contents & floorplans are approximate & buyers should rely on their own measurements when on site. All rates & outgoings provided are estimated/approximate & are subject to change without notice.