

**270 West Coast Highway, Scarborough, WA 6019**



**House For Sale**

Wednesday, 17 April 2024

270 West Coast Highway, Scarborough, WA 6019

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Area: 1353 m2**

**Type: House**



Nathan Tonich  
0893883911

**From \$2,900,000**

Don't miss your 2nd chance on this one, last contract fell through so now it's your chance! This RARE coastal opportunity is perfect for the astute investor as properties like this simply will never exist again! Located on West Coast Highway a short 100m walk to the sands of Scarborough Beach sits this group of 3 villas. The property is comprised of 3 separate villas, each one a 2 bedroom, 1 bathroom, rental income producing home all positioned on an large 1,353sqm land holding! What are your options? 1 - Purchase this unique parcel as a holding investment and rent out each of the homes knowing that land like this will only become more and more in scarce. 2 - Maximise the rental return buy renovating the existing villas and grounds to create a highly desirable group that could demand much higher rental return than currently achieving. 3 - The most advantageous opportunity is to create a Multi-Storey Residential Development with sensational views, overlooking our prized world class Scarborough Beach. Located within the "Gateway East" precinct of the redevelopment area this 1,353sqm parcel meets the current guidelines for the potential approval of a 4 storey development and consideration upon application for an additional 2 storeys. (\*all subject to full approvals by relative authorities) What to know: Approximate rental return (scope for higher return, speak to agent for info) Unit 1 - 2 x 1 with yard - tenanted \$324/week until 2nd June 2023 Unit 2 - 2 x 1 with yard - tenanted \$350/week until 17th Jan 2024 Unit 3 - 2 x 1 with large yard - tenanted \$350/week until 24th Feb 2024 The property also features plenty of parking for extra cars/visitors Capitalize on the biggest transformation this iconic precinct has seen in more than 30 years! The recently completed \$100 million redevelopment has brought this historic lifestyle location back to life.