

2999 Albany Highway, Kelmscott, WA 6111



House For Sale

Friday, 19 April 2024

2999 Albany Highway, Kelmscott, WA 6111

Bedrooms: 6

Bathrooms: 2

Parkings: 10

Area: 2274 m2

Type: House



Ivan Da Costa
0411668899

OFFERS

Calling all DEVELOPERS and INVESTORS!!! A UNIQUE property with DEVELOPMENT POTENTIAL like this doesn't come often in Kelmscott!!! Currently, there are two existing properties which are currently vacant and both properties have 3-bedroom and 1-bathroom respectively which can be leased out immediately for an instant rental income. The block itself is approximately 2274m² in size (Zone R25 / R60) with 2 frontages in between Albany Highway and Dixie Road. Located in one of the most sought-after sections of Kelmscott, this is definitely going to be a GREAT investment OPPORTUNITY which is not to be missed!!! If you are looking for DEVELOPMENT opportunity or not just 1 but 2 houses to INVEST in, then this property is DEFINITELY for YOU!!! More information on the property:

- Green title block of 2274m² (approximately), R25/R60 Zone
- Both existing homes come with 3-bedroom and 1-bathroom respectively
- Excellent Rectangle Shape Block with 20.3m frontage from Dixie Road (Approximately)
- Flat and even block
- Property is connected to deep sewage line
- Located close to the public transportation route, approximately 1.6km from Kelmscott Train Station
- Located approximately 1.8km from Stargate Shopping mall for your shopping convenience. You will definitely need to put this property on your list to inspect. For more information or to view this property, please contact: Ivan Da Costa - 0411 66 88 99

Council Rates: \$4900 per annum (approximate) Water Rates: \$2629.25 per annum (approximate)** We would strongly recommend all potential purchasers to contact City of Armadale for more information on the subdivision and commercial potential of the property. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **