

# 308 Railway Parade, East Cannington, WA 6107



## House For Sale

Tuesday, 23 April 2024

308 Railway Parade, East Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1234 m2**

**Type: House**



Pam Herron  
0413610660



Jodi Darlington

## Expressions of Interest

A perfect opportunity for all investors, developers or even the home buyers looking at securing a solid home on a large parcel of land that is Zoned R40 (Potential 5 unit site subject to Local Authority and/or WAPC approval). This is ideal for those looking to invest in a property with excellent potential for sub-division and rental income. Located in a convenient and desirable area: \* Westfield Carousel\* Sevenoaks Senior College\* Gibb St Primary School\* Cannington Leisureplex\* Cannington Library\* Upgraded railway line (Cannington Train Station) due to be completed mid to late June 2025. Property Features: \* 3 bedrooms\* 1 bathroom\* Formal lounge room\* Open plan kitchen/living area\* Formal dining area/study area\* Patio area ideal for outdoor entertaining Shire Rates: approx \$1732.86 per annum Water Rates: approx \$1154.13 per annum Land Size: 1234sqm (approx 20.3m frontage x 60.8M depth) Zoning: R40 - please also refer to the city of Canning Town Planning scheme 21 THIS PROPERTY IS BEING SOLD ON AN AS IS BASIS For further details please contact Pam Herron 0413 610 660 or Jodi Darlington 0413 610 661.