

**32 Selby Street, Thornlie, WA 6108**



**Sold Other**

Monday, 30 October 2023

**32 Selby Street, Thornlie, WA 6108**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Shahbaj Brar  
0862558881

**\$530,000**

This offering presents a rare opportunity to acquire a quality asset with huge potential with endless options. Originally built as a 3 bedroom and 1 bathroom home, it has currently been converted to a Naturopathic Centre with a transferable license for consultancy business. Development approval runs with the property (land) so a future purchaser could continue to use the property as consulting rooms, provided they comply with any relevant conditions of approval. Situated in a convenient location, proximity to major amenities & public transport. Such as Thornlie Square shopping centre, Thornlie train station and bus stop plus easy access to Kenwick Link and Roe Hwy. Property features but not limited to: 3 bedrooms and 1 bathroom 2 WC's. Huge open plan lounge area. OR For consultancy proposes; 3 huge rooms. Formal reception area plus a great size waiting area. Lunch area with plenty of storage options. Carport plus plenty of parking options. Reverse cycle air conditioning. Roller shutters & security cameras. Monitored alarm system fitted and contract available for take over (hardware included in building). Full external lighting for front security. Disabled access ramp and council compliant disabled toilet. Security doors front and back. Security screens on all main windows. Mains reticulated gardens. Remote activated electric front gate for security and convenience. Keyed pedestrian access gate at front. Fibre to the curb NBN with Fibre to the premises option. Computer network cables in main rooms. Hand basins in two rooms for council compliance - suiting skin penetration or physical therapies. Hand towel dispensers in two rooms. Solar panel system and inverter (20 panels). Great opportunity, Inspection is an absolute MUST! \*\* THIS PROPERTY IS OPEN BY APPOINTMENT ONLY \*\* Call today and book your appointment with Shahbaj Brar 0457 000 005 \*Disclaimer: Ray White South Perth have in preparing this advert used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Reference to a school does not guarantee availability of that particular school. All distances are estimated using Google maps. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert. ALL boundary lines and size on imagery is APPROX only.\*\*