

# 4 Orange Valley Road, Kalamunda, WA 6076

## House For Sale

Friday, 17 November 2023

4 Orange Valley Road, Kalamunda, WA 6076

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 2009 m2

Type: House



Brian Conway  
0892722488

## Buyers over \$1.4m

In today's market, every buyer is looking for that unique property. One that stands out above anything else in the suburb. The one that begs people questioning just how you managed to find such a unique gem. This is the one buyers have been waiting for. 4 Orange Valley Road and 4 Kirkdale Road Kalamunda is the one for you. Recently rezoned to R10/30 and being sold together to create one super block. This 2009sqm block has 2 very rentable 3x1 brick and tile properties ready to earn you dollars while you seek council approvals for future developments. Situated just 50 metres to Kalamunda Senior High School and only 1km to Kalamunda town, this potential 6 street front property corner development site is sure to be a hit with developers and investors alike. 1. Prime corner 2009m<sup>2</sup> parcel with TWO very rentable 3 bed properties. 2. Zoned R10/R30 with almost 90 metres of street frontage. 3. Due to its corner lot position, it potentially allows you to develop up to 6 street front blocks. 4. Located on arguably one of Kalamunda's most desirable streets. 5. Premium block prices to be achieved when selling due to their location and own street frontage. Developers and investors, make no mistake this is the unique development that you never thought possible. Do your calculations quickly and be excited about the possibilities available to you. PLEASE NOTE ALL SUBDIVISION IS SUBJECT OF RELEVANT AUTHORITY APPROVAL Please call Brian Conway on 0451 781 943 for more information.