

**52 Kemp Street, Pearsall, WA 6065**

**House For Sale**

Friday, 3 November 2023



52 Kemp Street, Pearsall, WA 6065

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



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## EOI

Don't miss out on this fantastic chance to invest for the future in the much sought after area of Pearsall. This gem is the last rare remaining huge parcel of residential land on offer. There is a solid 3 x 1 double brick family home that can be lived in as is, or rented out while DA development and subdivisional plans are presented and lodged. The Lot is under the Agreed Structure plan (East Wanneroo Cell 4) with 3,446 SQM for public open space. The POS attracts a contribution credit of \$773,282 by Wanneroo Council depending on the annual review of the council. at the time of application. 3,100 SQM is allocated for residential development R20/ R40 Zoning with different types of mixed housing, multiple dwelling options available to maximise the investment with imminent changes to DA applications through the council and the State Government of WA Residential Development enquires need to be directed to the Wanneroo Planning Department regarding subdivision costs, obligations, and credits for this amazing chance to capitalise for the future. Many options are available Completely renovate and make it your forever home, limit division and create your own amazing oasis. Existing House • Separate living and Rumpus room • Open plan eat in kitchen and dining • Large stainless steel gas cook top and electric oven • Kitchen with double sink • All bedrooms with built ins • Main bedroom with split air con • Bathroom with large shower and WC • Spacious laundry with enclosed 2nd WC • Security doors and block out shutters • Double car port • Huge Workshop Shed • Large Water collection tank • Underground bore • Located 210 m (approx) to Pearsall Shopping Centre with an IGA, Dental, Medical centre • Pearsall Primary school (approx) 400 m • Adjoins Salitage Park • 25 kilometres from the CBD All Enquiries please call Linley Taylor at Pro Property Group to arrange a viewing Mobile 0413104958 Email [Linley@propropertygroup.com.au](mailto:Linley@propropertygroup.com.au)