

59 Canning Road, Kalamunda, WA 6076



House For Sale

Wednesday, 17 April 2024

59 Canning Road, Kalamunda, WA 6076

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 1164 m2

Type: House



Grant Winning
0412203285

EOI - Early \$1M's

Listen carefully - sometimes opportunity knocks softly. Set on 1164 sqm in a prime Kalamunda location, this 1950's built character cottage is currently being utilized as commercial office space, successfully housing two separate businesses complete with fully functional modern kitchen, bathroom, two toilets and adequate parking. But here's the thing. The zoning is 'Centre R-ACO' which opens up a plethora of opportunities both commercially and/or high density residential (an information sheet is available on the City of Kalamunda website or we can send one to you). There has been a previous subdivision proposal approved for both a two and four unit site plus you could also apply for a retain and build to split the block in either two or three. Existing features include: * Immaculate presentation inside and out * Polished floorboard entry foyer with slow combustion fire leading to board room (or first living area) with reverse cycle air conditioning * Large open plan office area (or dining and family room) with two reverse cycle air conditioners * Fully functional new kitchen with electric appliances and adjoining WC * Three additional offices (or bedrooms) all with reverse cycle air conditioners - one with built in robes * Combined bathroom/laundry + separate second WC * Wide front veranda overlooking reticulated garden * Rear private courtyard and room for a carport * Commercial power dome servicing underground power to the property * Deep sewer connected

Wow, this is a rare opportunity indeed with potential only limited by your imagination. Expressions of interest in the early \$1Ms will be presented at 5pm on 30th April 2024. The sellers reserve the right to accept an offer prior to this date but not before we contact all interested parties. Carpe diem!