

**66 & 66A/1-6 Comrie Road, Canning Vale, WA 6155**



**House For Sale**

Friday, 26 April 2024

66 & 66A/1-6 Comrie Road, Canning Vale, WA 6155

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 1277 m2**

**Type: House**



Chris Tonich

## Offers Invited

+ Mixed residential and commercial portfolio\*+ Fully Leased+ Gross Income \$193,520pa\*Burgess Rawson is pleased to offer for sale on behalf of the Mortgagee in Possession by way of 'Offers Invited', 66 & 66A/1-6 Comrie Road, Canning Vale, a unique offering comprising of a portfolio of properties situated on a single lot within an existing strata development. Included are two commercial suites, four spacious one and two bedroom apartments as well as a standalone house all of which are fully leased. The property is located on the corner of Comrie Road and Boardman Road. The house comes off Comrie Road, the commercial and residential apartment are located on the corner with parking to the rear off Boardman Road. Key Features and Benefits include but not limited to: + Mixed residential and commercial portfolio\*+ Fully Leased+ Gross Income \$193,520pa\*+ Low Outgoings+ 1,227sqm\*ImprovementsConstructed in 2018 the improvements comprise of two commercial suites, 4 residential apartments and a freestanding house. Under one lot within an existing strata development. ZoningThe property has outstanding development potential for a variety of uses under the zoning of 'Mixed Use' within the City of Stirling Town Planning Scheme No. 2. LocationThe properties are located in excellent accessibility to Major hospitals, retail and public transport amenity. The property is just: + 2.2km\* to Gosnells Golf Club+ 2.8km\* to Future Metronet Nicholson Road Tran Station+ 3.5km to Forrest Lakes Shopping Centre+ 6.7km to South Metropolitan Tafe Thornlie+ 8.4km\* to Kwinana Freeway+ 8.8km\* to Fiona Stanley Hospital+ 8.9km to Westfield Carousel+ 12.7km\* to Murdoch University+ 13.4km\* to Curtin University+ 17.5km\* to Perth Airport+ 19.2km\* to Fremantle Town Centre+ 23.7\* to Perth CBDOffers InvitedAs instructed by the Mortgagee in Possession the property is offered for sale by 'Offers Invited' closing 2.00pm (AWST) Tuesday, 22 May 2024. For further details please contact selling agent Chris Tonich.\*Approx