

**72 & 74 Stead Road, Centennial Park, WA 6330**



**House For Sale**

Tuesday, 28 May 2024

72 & 74 Stead Road, Centennial Park, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2024 m2**

**Type: House**



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## Offers Above \$925,000

Opportunities to acquire two adjoining separate titled Mix Business-zoned properties so close to Albany's city centre are becoming rarer, as land continues to be snapped up and redeveloped. These two R30 1,012sqm properties are being offered for sale together, with one including a renovated home leased at \$440 per week until 08/01/2025. Both have ROW access land available and a range of possible residential to commercial uses, subject to the relevant planning approvals. There is potential to fit eight residential home units on the sites, however this number could increase if the land was rezoned for an over 55's residential housing complex. Possible business zoning uses include offices such as consulting or medical surgery rooms, and showrooms, amusement centres, restaurants or appropriate industrial activity. Consider the development potential, or retain the properties as presented and hold long-term. The home features a spacious semi-open lounge to a modern dining & kitchen area, which flows to a wide rear utility area with a laundry and toilet, and backyard access and a garage. Right of the home's main entry are three refreshed and good-sized bedrooms, with robes and access to all wet areas. Capitalise on this prime cityside investment and development opportunity today. Enquire now. For more details or to arrange a private viewing please contact Kyle Spyrides on 0423 640 315 or email [kyle.spyrides@raywhite.com](mailto:kyle.spyrides@raywhite.com)