

93 Crawford Street, East Cannington, WA 6107

Professionals

House For Sale

Thursday, 21 March 2024

93 Crawford Street, East Cannington, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 2871 m2

Type: House



Simon Backhouse
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Mathew Atkins
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OFFERS INVITED

An excellent opportunity exists for the astute developer to own this large block within the thriving area of Canning and suburb of East Cannington. On this large 2871 square meter block, very few opportunities exist for blocks of this size and the important point to note is that the area has been gazetted with a Zoning upgrade and cleared by Council awaiting WAPC confirmation. All while there has been vital further infrastructure improvement already going ahead in the immediate and wider area. Unfortunately, the current owner cannot wait for the zoning to be ratified and is wanting to sell while the impending upgrade comes into place. See the link to the Shire of Canning Town Planning Scheme 21 along with Scheme upgrade 12:

[chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.canning.wa.gov.au/CanningWebsite/media/Files/Residents/Planning-and-Building/Planning/Town-Planning-Scheme-No-21-Text-05022019.pdf](https://www.canning.wa.gov.au/CanningWebsite/media/Files/Residents/Planning-and-Building/Planning/Town-Planning-Scheme-No-21-Text-05022019.pdf) The Cottage itself was built in the 1920's and has been extensively renovated to be a brick exterior, with limestone block interior of perimeter walls of the original lounge room and bedrooms. The internal foot print has been enlarged significantly and now comprises three bedrooms, a front family room or sitting area which would also be handy size for a study. The original central living zone is a kitchen and meals area which is centrally located and has decorative pressed tin walls and ceiling. The rear of the home has an opulently sized family/lounge room at rear of building with modern-styled brick interior walls and sliding door to back verandah/patio. Upgrades include the replacement of electrical wiring throughout along with upgraded switchboard/RCDs updated in 2024. The new Westinghouse stand-up oven with separate grill and 2 year warranty complements the Meters Stove and chimney. Some mobility aids include ramp-style front path to front door, railing at step down to family room, detachable shower rose. A few grabrails are strategically placed eg at step-downs and in the shower. From a location point of view, due to the owner's needs, they are prepared to sell at today's price as the wider market continues to rise. In relation to the land, it has good proportionate wide and size and very minimal undulation and gradient. There is a serviceable dwelling - 3 x 1 construction that has been enlarged with 3 living zones that will provide not only good rental return - but the tax offset prior to subdivision is vacant and would easily find a new home for a tenant or family members. Location is key and from the satellite images attached, it's clear there are not many areas of further density infill left of this size in the locality. Here is a link to the suburb and Shire, along with transport hubs and access points to Perth Metro especially the upcoming trainline upgrade. Information on the suburb if you are not local: https://en.wikipedia.org/wiki/City_of_Canning Contact us today for further information on the impending Zoning changes and land usage. Owners are welcoming Offers to move forward with their own plans.