

**829 Canning Highway, Applecross, WA, 6153**



**House For Sale**

Friday, 16 August 2024

**829 Canning Highway, Applecross, WA, 6153**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Joseph Mansour  
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## STUNNER WITH NUMEROUS OPTIONS!

An outstanding opportunity for the new owner to set up their own business in this prestigious river side suburb. These particular properties rarely become available and sell rather quickly.

Zoned R40/60 with residential development potential, this is a rare offering in a sought after high traffic exposure, street front location. Potential future uses could suit office, consulting or medical applications.

This fabulous north facing property has a warm and inviting feel, effortless flow, with generous natural light teeming in throughout the property, superbly presented with lovely floorboards, towering ceilings and large rooms. Jump at this fabulous opportunity, these Applecross properties with superb Canning Highway exposure and a unique R40/R60 zoning are very rare these days.

With a land holding of 507 square metres this impeccable home has had all the hard work done for you and has been successfully utilised as a finance office for the last 18 years.

With solid character bones, acres of floorboards, 3 bedrooms + sleepout and a large lounge with fire place that can all double up as home or commercial space. Other features include air conditioning, security system with cameras, automatic gate with ample parking plus garage with rear access and large undercover alfresco.

The home offers unique flexible which allows an opportunity for commercial or residential use. Ideal for a myriad of professions it may also suit dental practices, allied health entities, medical consult practices or general office space. Ideal residential and/or mixed-use development potential (STCA).

Located at the right end of Canning Highway, Applecross: This location offers a number of options all within the evolving and exciting Canning Bridge Precinct.

Please note that the commercial use is subject to council approval and entirely dependant upon business type and occupation.

An exceptional property with unrivalled potential making this an investment for today and tomorrow - make it yours today!

For further details or to view the property please contact Joseph Mansour on 0412 672 234.

### PROPERTY PARTICULARS:

Built Up Area | 216 m<sup>2</sup>

Total Land Area | 507 m<sup>2</sup> Survey Strata

Parking | Secure Parking - Potential for 8+ Bays

Year Built | 1950

Zoning | R40/60

Primary School | Applecross Primary

High School Zone | Applecross High

### 2024 - 2025 OUTGOINGS:

City of Melville | \$1,723 Per Annum

Water Corporation | \$1,054 Per Annum

Property Code: 1039