

**78 Cooper Street, Mandurah, WA, 6210**



**Land For Sale**

Friday, 30 August 2024

78 Cooper Street, Mandurah, WA, 6210

Type: Land



Kent Murphy  
0895864000

## **PRIME R100 MIXED USE DEVELOPMENT SITE**

This rare corner site of 792 square metre is zoned R100 for mixed use -Commercial/Residential development in highly sought after location amongst the busy Anstruther / Pinjarra Road commercial precinct.

Centrally placed and close by to the Forum shopping centre, medical practices, train station and CBD.

Cleared, levelled and fully serviced with power, water, gas and deep sewer available, plus the added bonus of being a corner site with generous frontage to Anstruther Road and the fact there is also access off Cooper Street allowing great access for both Commercial and Residential use.

Fantastic Opportunity for the Astute Investor/Developer so hurry to secure this piece of Rare Earth.

### Lot Dimensions:

- Frontage Anstruther Rd: 34m
- Depth Cooper St: 14m
- Depth RHS off Anstruther: 20M
- Corner Truncation: 8.5M

### Approximate Outgoings:

- Council Rates: \$1,800 per annum
- Water Rates: \$752 per annum

Contact Exclusive Listing Agent Kent Murphy for further details but be quick these sites are fast selling for commercial business developments that suit professionals such as Doctors, Accountants, Lawyers, Real Estate Agents, Specialist Centres, the list goes on and on. This is fast becoming the professional hub for Mandurah.