

# Lot 3, 3 Hawksburn Road, Rivervale, WA 6103

## Residential Land For Sale

Tuesday, 14 May 2024



Lot 3, 3 Hawksburn Road, Rivervale, WA 6103

Area: 2826 m2

Type: Residential Land



Chris Tonich



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## Offers Low/Mid \$3,000,000's

Under instruction from the Mortgagee in Possession, Burgess Rawson is pleased to offer for sale 3 Hawksburn Road, Rivervale. The site presents a unique opportunity to acquire 2,826sqm\* of land within The Springs Precinct. Key Features+ 2,826sqm\*+ Development Approval for mixed use development.+ Zoned 'Special Development Precinct' under The City Of Belmont 'The Springs Precinct' + Minutes from Swan River, Optus Stadium and Crown Resort Zoning The site is zoned 'Special Development Precinct' under The City Of Belmont 'The Springs Precinct'. .Development Approval The site currently has Development Approval for a mixed use development consisting of 147 Multiple Dwellings with 4 commercial suites. More information on the current development approval is available from the selling agents. The property has also had some site works completed. More information on what site works have been completed is available from the selling agents. Location Rivervale is a suburb located 6 kms east of the Perth CBD. It is situated along the southern banks of the Swan River and is known for its convenient location and diverse amenities. It is easily accessible via major roadways such as Great Eastern Highway, Graham Farmer Freeway, and Shepperton Road. Public transportation options, including buses and train services, also connect Rivervale to other parts of Perth. The property is: + 400m\* from Graham Farmer Freeway+ 750m \* from Swan River+ 1.0km\* from Burswood Train Station+ 2.0km\* from Optus Stadium+ 2.1km\* from Crown Resort+ 4.7km\* from East Victoria Dining & Entertainment Precinct+ 6.0km\* from Perth CBD+ 10.4km\* from Perth International Airport\*approximately Offers Invited Price Guide Low/Mid \$3,000,000's. All offers will be presented to the sellers for consideration. Offer documentation is available from the Selling Agents.