

29 Percy St, Gosnells, WA 6110

From \$1,375,000

Duplex 4  2 



## Prime Development Opportunity with Endless Potential

Discover an unmatched opportunity in one of Perth's fastest growing suburbs. This exceptional development site offers a prime location, a huge 2,495 sqm block, and a wide 50 metre frontage, all within a rapidly developing area.

**Open for Inspection**

By Appointment.

Backing onto the newly revitalized Mary Carroll Park, which recently underwent a \$3 million transformation with new bridges, walkways, and an all-abilities playground, this property enjoys direct access to stunning natural surroundings.

Zoned R30/40, with a potential zoning change to R40/60 for higher density (subject to council approval), this block offers flexibility for future development. In the meantime, the currently leased duplex pair provides a rental income of \$800 per week, making this a lucrative opportunity.

The location is highly convenient, with Gosnells Primary School just down the street, Gosnells train station a short 1.3km walk away, and the town centre nearby.

This is a rare chance to secure a prime development site. Don't miss out - enquire today.

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

### Listed By

Louise Frisina

Phone: (08) 9459 7788

Mobile: 0433 322 980

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