

29 Percy St, Gosnells, WA 6110

From \$1,890,000

House 4 2



## Prime R60 Development Site Backing Onto Mary Carroll Park

Discover an outstanding opportunity in one of Perth's fastest-growing corridors. This exceptional development site offers a rare combination of scale, frontage, and location, set on a substantial 2,495sqm landholding with an impressive 50 metre frontage in a rapidly evolving pocket.

**Open for Inspection**

By Appointment.

Positioned directly alongside the newly revitalised Mary Carroll Park, the property enjoys immediate access to picturesque natural surroundings, walking trails, new bridges, and a modern all-abilities playground following the park's recent multi-million-dollar upgrade. This unique park-side setting adds significant lifestyle and resale appeal for any future project.

Zoned R60, the site presents excellent development flexibility (STCA), making it ideal for villa, townhouse, or grouped dwelling outcomes in an area experiencing strong demand and ongoing growth.

Adding immediate value, the property currently comprises a leased duplex pair returning \$900 per week, providing holding income while plans and approvals are pursued.

Location is a key highlight, with:

Gosnells Primary School just moments away

Gosnells Train Station approx. 1.3km away

Gosnells Town Centre, shops, and amenities close by

Large R60 sites with park frontage and strong frontage width are increasingly hard to secure. This is a rare chance to capitalise on scale, positioning, and future potential in a high-growth precinct.

\*\* Please note the Aerial Photos are for illustration purposes showing approximate boundaries.

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

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