

31 Birnam Rd, Canning Vale, WA 6155

Under Contract

House 4  2 



R60 Zoned | Build & Retain Opportunity

Positioned in a highly sought-after pocket of Canning Vale, 31 Birnam Road presents an exceptional opportunity for homeowners, investors, and developers alike. Offering immediate comfort with outstanding future potential, this R60-zoned 584sqm property is a rare find in today's market.

Open for Inspection

By Appointment.

Whether you're looking to live in, lease out, or explore development options, the flexibility of this block provides serious upside. With R60 zoning, the potential to build and retain makes this an ideal opportunity to create additional income, accommodate extended family, or secure long-term growth in a premium location.

The existing residence is a well-maintained 3 bedroom, 2 bathroom home designed for practical family living. Inside, you'll find spacious open-plan living areas that flow seamlessly through to a functional kitchen equipped with ample storage and workspace. The master bedroom features a private ensuite, while the remaining bedrooms are generously sized and serviced by a central bathroom.

Additional features include:

- Lock-up double carport
- Light-filled open living and dining areas
- Practical floor plan ideal for families
- Separate shed offering additional storage

Step outside and the lifestyle appeal continues. A large covered patio provides the perfect space for entertaining family and friends, while the below-ground swimming pool is ready to be enjoyed all summer long. The generous backyard space further enhances the property's versatility and development appeal.

Location Highlights:

- Walking distance to Canning Vale College

Listed By

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