

44 Sussex St, Spearwood, WA 6163

Sold - 18/10/2024

House 7 2 1



## Ultimate Development Potential

Welcome to 44 A&B Sussex Street Spearwood, offers a promising investment opportunity with its substantial land size and development potential. The property location near amenities such as Spearwood Primary school, Phoenix shopping centre, and Port Coogee Marina.

**Open for Inspection**

By Appointment.

This property situated on a large approx. 1017sqm corner block in the sought-after R40 zoning is ideal for potential subdivision development for up to 4 sites for single or double storey villas subject to council approval. Currently gracing this property is a four bedroom one bathroom house plus a three bedroom one bathroom dwelling that is currently tenanted, offering immediate rental income with existing tenants for investors.

The property's unique combination of development potential, rental income, and future possibilities makes it an exceptional prospect for various types of buyers, whether they are looking for investment opportunities, development projects, or a substantial family home with growth potential.

44A Sussex Street

Features:

- Four bedrooms
- One bathroom
- 2 showers, 2WC
- Lounge room
- Huge Kitchen / Dining
- Activity room
- Garage
- Huge Patio area

44B Sussex Street

Features:

- Three bedrooms
- One bathroom
- Lounge room
- Kitchen / Dining

### Listed By

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