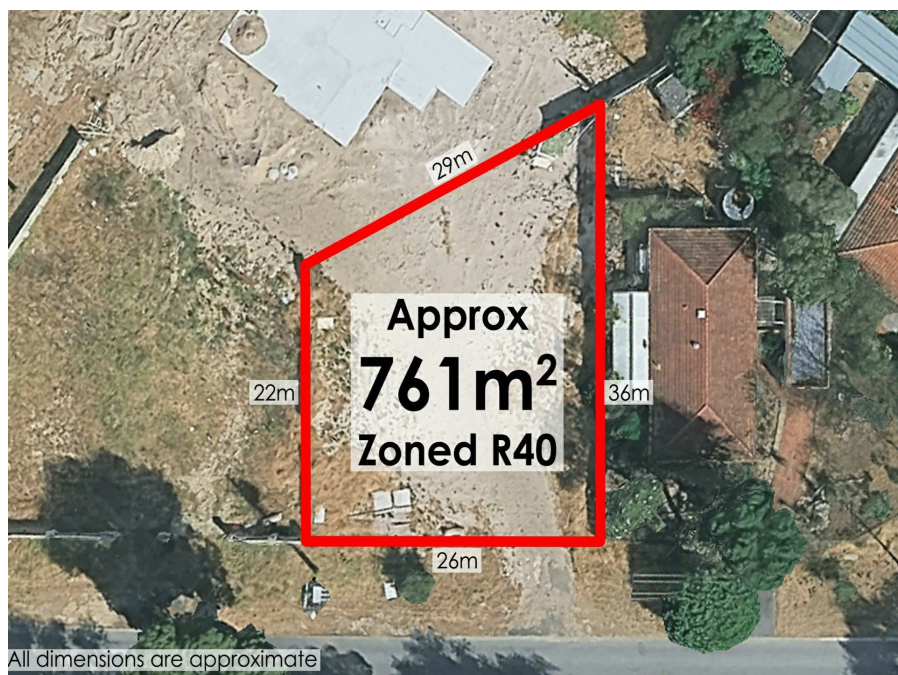


8 Banyard Ave, Kelmscott, WA 6111

OFFERS IN THE \$600's

Residential Land



RARE 761SQM R40 DEVELOPMENT SITE | 26M WIDE FRONTAGE | POTEN

Opportunities like this are becoming increasingly rare. Positioned directly opposite the Kelmscott Railway Station, this approx. 761sqm parcel of vacant land zoned R40 presents an exceptional opportunity for developers, investors, and savvy land bankers looking to secure a strategic site in a rapidly evolving pocket.

Open for Inspection

By Appointment.

With an impressive approx. 26-metre wide frontage, the block offers excellent design flexibility and strong potential for subdivision. Subject to council approval, the site presents a potential triplex development opportunity under survey strata, making it an attractive prospect for those looking to maximise value in a well-connected location.

Location is key, and this property delivers outstanding convenience. Set within walking distance to the train station and close to essential amenities, the site enjoys easy access to shopping centres, cafes, medical facilities, schools, childcare centres, and major transport routes including Albany Highway. A variety of primary and secondary schools are also within close reach, further enhancing the area's long-term appeal for future residents.

Whether you are looking to develop now or hold for future growth, this site ticks the key boxes developers actively seek — size, zoning, frontage, and connectivity.

Property Highlights:

- Approx. 761sqm vacant land
- Zoned R40
- Approx. 26m wide frontage
- Potential triplex site (subject to council approval)
- Opposite Kelmscott Railway Station
- Close to shops, schools, childcare centres and amenities
- Easy access to Albany Highway and major transport routes
- Strong development or land banking potential

Vacant land opportunities like these are extremely rare in today's ever-changing property market.

Secure it today as the perfect subdivision project or land banking opportunity.

Listed By

Giovanni Rechichi
Phone: (08) 9398 4000
Mobile: 0418 948 714

