LJ Hooker Thornlie | Canning Vale
Shop 26 Thornlie Square Shopping Centre,Spencer Road,
THORNLIE WA 6108

97 Spring Rd, Thornlie, WA 6108

Sold - 29/09/2026

House 3 1















Prime Corner Development Opportunity ? R100 Zoning

Opportunities like this are increasingly hard to find.

Positioned on a prominent corner site with an impressive approximately 34-metre frontage and highly sought-after R100 zoning, this property presents an outstanding opportunity for developers, investors and land bankers looking to capitalise on a highly versatile development site.

Open for Inspection

By Appointment.

The combination of the corner location, substantial frontage and high-density zoning provides exciting potential for future redevelopment, subject to all relevant planning and authority approvals.

Adding further flexibility, there may also be potential to retain the existing residence and develop portions of the site around the home, allowing purchasers to explore a range of development strategies.

The existing residence provides an excellent holding option while plans and approvals are considered, with features including:
Three bedrooms
One bathroom
Updated kitchen with additional cupboard space
Separate lounge
Meals area
Two split-system air-conditioning units
Security screens
Garden shed

The location further strengthens the development appeal, with convenient access to Thornlie Train Station, Spencer Village, Thornlie Square Shopping Centre, Kenwick Link and Roe Highway, placing transport, shopping and major arterial routes within easy reach.

For developers searching for a high-density corner site with strong frontage, flexibility and an established dwelling, this is an opportunity worthy of serious consideration.

Listed By

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.