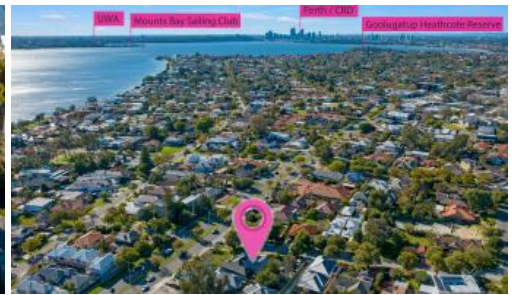


721 Canning Highway, Applecross



Applecross Gem: Rare Opportunity on 1217 SQM Corner Block R40 with Development Potential!

Are you searching for a prime location in the sought-after suburb of Applecross? Look no further! This exceptional property, with only one owner for the last 30 years, is now available, offering a rare and valuable opportunity that doesn't come often.

Key Features:

Location: Nestled at the corner of Canning Highway and Carroll Street, this property is positioned in a highly desirable area with unbeatable convenience.

Land Size: A massive 1217 SQM block, providing ample space and endless possibilities.

Zoning: Residential R40, allowing for significant development potential.

Current Home: A solid 4x2 home, offering a comfortable living space or rental income while you plan your next move.

Why Live Here?

Prime Location: Applecross is renowned for its leafy streets, affluent atmosphere, and excellent amenities. Living here means being part of a vibrant and prestigious community.

Convenience: Enjoy easy access to the CBD, top-rated schools, beautiful parks, and the Swan River. This location offers a perfect blend of suburban tranquility and urban convenience.

Lifestyle: Applecross provides a luxurious lifestyle with its proximity to cafes,

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Price	SOLD
Property Type	Residential
Property ID	30442
Land Area	1,217 m ²
Floor Area	184 m ²

Agent Details

Ken Yan - 0488 886 698

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

restaurants, shopping centers, and recreational facilities. Everything you need is just a stone's throw away.

Local Amenities:

Education: Esteemed schools like Ardross Primary School and Applecross Senior High School are within close proximity, ensuring top-tier education for your children.

Shopping: Garden City Shopping Centre is nearby, offering a wide range of retail, dining, and entertainment options.

Recreation: Enjoy leisurely walks along the Swan River, play a round of golf at Royal Perth Golf Club, or relax in the lush surroundings of Heathcote Reserve.

Transport: Excellent public transport links and easy access to major roads make commuting a breeze.

Why Buy This Property?

Development Potential: With R40 zoning, you can demolish the current home and subdivide the block into up to 6 street-front lots (subject to WAPC approval). Alternatively, retain the existing home and create 2 additional blocks with conditional WAPC approval already granted.

Flexibility: Live in the existing home, lease it out for passive rental income, or land bank for future capital growth. The choices are yours!

Investment: This property is being sold at block value, presenting an unparalleled investment opportunity in one of Perth's most coveted suburbs.

Act Now!

Don't miss out on this unique opportunity to secure a valuable piece of Applecross. Contact Ken Yan today for a no-obligation discussion about the immense potential of 721 Canning Highway. This could be the family treasure that defines your next generation's future.

Contact: Ken Yan

Phone: 048888 6698

Email: ken@xceedre.com.au

Seize this rare chance to own a prime property in Applecross. Act quickly—opportunities like this are fleeting!

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