

Sold



## 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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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	30442
<b>Land Area</b>	1,217 m <sup>2</sup>
<b>Floor Area</b>	184 m <sup>2</sup>

#### Agent Details

Ken Yan - 0488 886 698

#### Office Details

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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](mailto: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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