



# SOLD

## COUNCIL APPROVED 4 UNIT DEVELOPMENT SITE

Calling out all smart developers and investors!

This is a very rare opportunity to buy a development block where all the hard work has been done for you with the previous house demolished. It is situated in a prime position so close to the CBD, local transport, quality schools, major shopping centre & so much more!!

The property has been council approved for 4 units (3 villas + 1 townhouse) and demolished ready for you to start building with the DA approved until 4/11/2025!

Investors  
LOWEST VACANCY RATE OF UNDER 1%  
With the continuing record low interest rates and great rental return, investors will enjoy the strong returns with the benefit of tax depreciation which is estimated to be over \$23,000 for the first 3 years alone!

Midland Expansion  
120,000m2+ Midland Oval Development Project  
1.2 Billion Dollar Midland Redevelopment Project that will create 7,500 new jobs.  
Midland Gate Expansion to 76,000m2, making it one of the biggest shopping centres in WA.  
One of WA's largest GP Super Clinics.  
80 Million Dollar Lloyd Street underpass.  
Planned 600 Student and Staff Curtin University.

Located centrally to all amenities  
5 minute walk to Shops, Restaurants, Pubs Bars and Cafe Strip  
10 minute walk to the Midland Train Station and 25 minutes train ride to the CBD  
10 minute walk to Midland Gate Shopping Centre  
10 min walk to La Salle College  
1.5km from Guildford Grammar  
3km from St John of God Hospital  
3km from WA's Largest Police Centres  
8km from Perth Airport

0 BED | 0 BATH | 0 CAR

PRICE:  
\$510,000

OPEN FOR INSPECTION:  
N/A



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