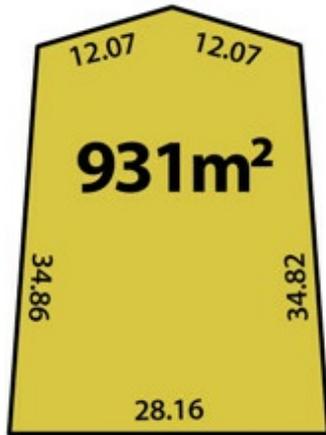


3 MINILYA STREET INNALOO



**OPPORTUNITY KNOCKS
MULTIUNIT DEVELOPMENT SITE**

As noted in paragraph 3.2.1, the site is subject to certain provisions.

3.2.1 Character statement
Residential buildings (2 – 5 storeys) in a landscaped setting with setbacks to all boundaries to create space for tree planting between buildings.

Front	Min 3.0m
Rear ground	Min 6.0m
Rear upper floors	As per Figures 13 and 14
Side	As per Figures 13 and 14
Public Open Space	Min 3.0m
Public Access Way	Min 3.0m
Location of Land Use Category	All Floors
Minimum Storeys	2 Storeys*
Maximum Storeys	As per Figure 14
Maximum Wall Height	As per Figures 12, 13, and 14
Maximum Roof Height	10.0m
Lot Size	Minimum 3000m ²
Lot Frontage	Minimum 16m
Open Space	Maximum 70m
Communal Open Space	Preferred location As per Figure 13

* Does not apply to single dwellings or ancillary dwellings.

3.2.3 Special Provisions

- Each new development shall construct new visitor bays in the verge at the developer's cost where possible.

The provisions for achieving the required minimum lot size do not apply to grouped dwelling developments. Minimum required lot size to proceed dwellings as per the R80 provisions of the Residential Design Code.



FOR SALE

DEVELOPMENT OPPORTUNITY KNOCKS ...

Prime Development Opportunity – 3 Minilya Street, Innaloo

Thinc Real Estate is pleased to present an exceptional development opportunity in the heart of highly sought-after Innaloo. This 931 sqm property includes a 3-bedroom, 1-bathroom home with a 3-car capacity, offering holding income potential while you plan your future project.

With a blank canvas for development, this site presents a range of exciting possibilities, including:

- A 4-story residential complex (up to 12m, or potentially higher with the imminent rezoning to R80)
- A boutique townhouse project.
- Aged-care villas or other high-demand residential developments.

All development is subject to council approvals.

Key Features

- Land Size: 931 sqm
- Strategic Location:** Surrounded by key amenities, transport links & lifestyle attractions
- Zoning:** Part of the **Innaloo Detailed Area Plan (City of Stirling)
- Future Growth Potential:** Strong investment appeal in a high-demand precinct .

Method of Sale.

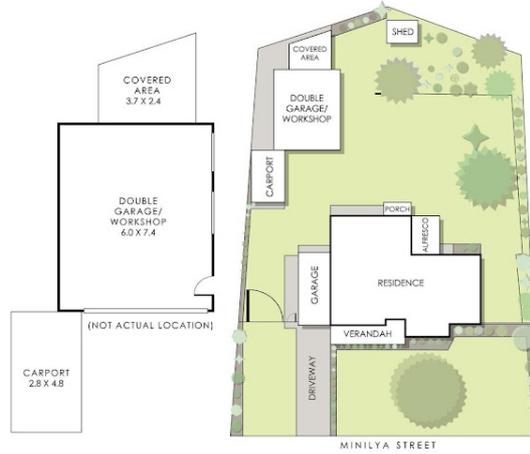
3 BED | 1 BATH | 2 CAR

PRICE:
From \$1,6m

OPEN FOR INSPECTION:
N/A



Brian Murray
0414802541
thinc@atrealty.com.au
www.thincatrealty.com



3 Minilya Street, Innaloo

Residence 122m² | Verandah 15m² | Garage 21m² | Porch 4m² | Alfresco 9m² | Carport 13m² | Workshop/ Garage 44m² | Covered Area 9m²
Total Area 237m²



This floor plan is for marketing purposes only. It does not represent the actual layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements are estimates and should not be used as a basis for any legal or financial transaction. All dimensions are estimates and may not be exact measurements. Not to be used for any other purpose. © 2024 Thincat Realty. All rights reserved.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.