



35 Reynolds Road, Applecross



4 2 2

Brilliant redevelopment potential and wonderful exposure for many types of commercial businesses or residential multi storey development.

Perfect shape and size for future development with 20 meter street exposure to Reynolds Road and adjacent to multi-national companies.

The site is zoned Centre Zone C4 - R60 as per the current City of Melville Local Planning Scheme No. 6 with a plot ratio of 1 and a building height standard of 17.5 metres maximum.

A modest 4 bedroom, 2 bathroom plus granny flat house sits upon the 793sqm of land, allowing you the opportunity to rent out the home for the short term whilst you develop plans or alternatively refurbish the existing property to convert to a commercial space with minimal expense.

A copy of the zoning definition and permitted use table is available on request.

Note the definitions have been extracted from the City Of Melville Town Planning Scheme and any interested party should make their own enquires to the City of Melville to satisfy themselves of current and potential permitted use and potential for redevelopment.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Price	SOLD for \$1,525,000
Property Type	commercial
Property ID	509
Land Area	793 m2
Office Area	200 m2

Joseph Mansour - 0412 672 234

Applecross
21 Kearns Crescent Applecross WA 6153
Australia
08 9364 8899

