



23 Bert Street Gosnells, WA



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## DEVELOPMENT OPPORTUNITY! 1315 SQM ZONED R30/40 - PROPOSED R40/60!

Unlock the potential of this prime property, offering an exceptional development opportunity in a sought-after location. A sprawling lot size of 1315 sqm with favourable zoning of R30/40 offers rewarding possibilities of multi lot development. Surrounded by thriving neighbourhoods and essential amenities, this property is perfectly positioned to capitalise on future growth.

Features include:

- Sprawling 1315 sqm block
- Currently zoned R30/40 with proposed R40/60 zoning
- Periodically leased at \$350 per week
- Built in 1951

Call The Gosnells Giants ? Abdullah Al Nour 0

**Price:**

FROM \$679,000 U/O BY GOSNELLS  
GIANTS!!

**Water Rates:**

\$938.75/year (approx)