

DEVELOPMENT OPPORTUNITY

FOR SALE

309 HAY STREET | EAST PERTH (FORMER NEWSAGENT)



Land Area: 1,002 m2 Sale Price: Offers from \$3.7 Million

Income (Car Bay Rent): (18 Car Bays x \$300 + GST, PM) (\$64,800.00)

Expressions of Interest Welcome | Potential Development Site

Initial enquiries with the City of Perth, Senior Planning representatives have indicated the following possible development potential: **Total Building Area: 3,772 m2** (Excludes exempt Common Areas and Laundry Areas). Currently, there is a 20% Government discount for adding "Part Short Stay Units".

Without Bonuses:	Suggested (3,750m2)	Suggested (with Part, Short Stay 20% Bonus)
<ul style="list-style-type: none">x38 - 100m2 (3 Bedroom Units)x54 - 70m2 (2 Bedroom Units)x75 - 50m2 (1 Bedroom Units)	<ul style="list-style-type: none">x15 - 100m2 (3 Bedroom Units)x25 - 70m2 (2 Bedroom Units)x10 - 50m2 (1 Bedroom Units)	<ul style="list-style-type: none">x18 - 100m2 - (3 Bedroom Units)x30 - 70m2 (2 Bedroom Units)x12 - 50m2 (1 Bedroom Units)

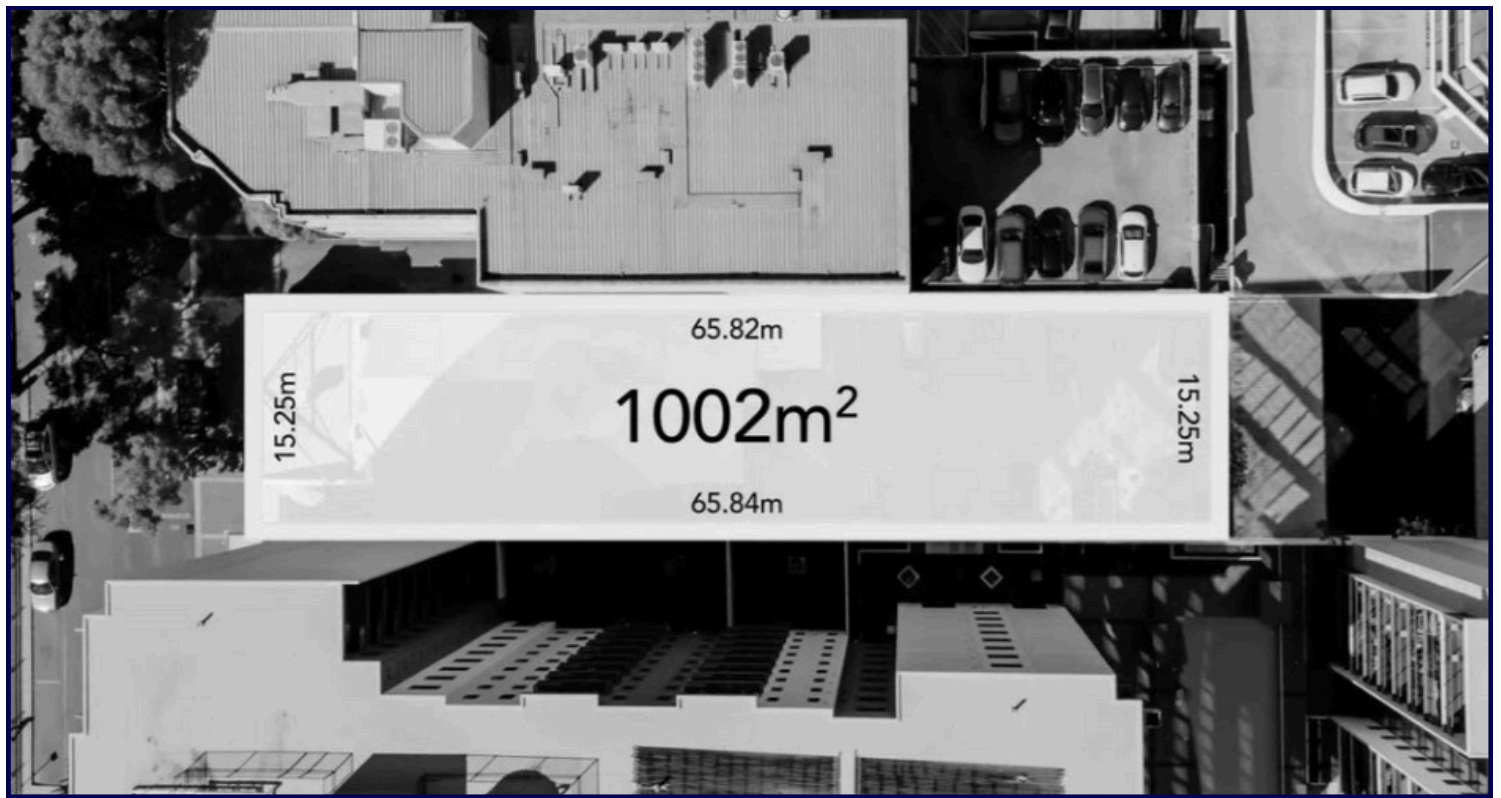
Located in the suburb of East Perth which immediately east of Perth CBD and approximately 1.2 Kilometres south-east of the Perth GPO. East Perth is located on the fringe of the CBD and comprises a mixture of Office and Residential properties which have been regentrified over time. Located directly across from the Perth Mint and close proximity to Adelaide Terrace.

Currently zoned "**Town Centre**" (**Precinct 14 - Goderich**) by the City of Perth, under Local Planning Scheme No.2. Under this zoning the present use for "redevelopment site" is considered to be permitted by the Scheme in terms of the permitted uses by the Council. Current surrounds have permitted large residential apartment buildings, with a modern outlook facing onto Hay Street, built in the last 5-10 Years.

Churchill Knight

REAL ESTATE AGENTS

Ivor Cohen | 0418 923 652
Jason Cohen | 0408 776 606
08 9422 3600



Frontage (Hay Street, Perth) - 15 Meters
 Depth - 62 Meters | Land Area - 1,002m² Square Meters
 Generally flat and level, site situated level with the road grade.



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