



HIGH WYCOMBE 19 Eureka Street

Land Bank Opportunity with Holding Income

Sold

Located approximately 5 kilometres from the heart of the Kewdale industrial precinct and only 1.5 kilometres from the Berkshire Road / Roe Highway intersection this landholding at 19 Eureka Street High Wycombe provides a rare opportunity to secure an affordable development site in an established yet growing corridor with holding income.

Property Highlights:

- Site Area: 2,070sqm*
- Frontage: 43 metres*
- Depth: 48 metres*
- Concrete Crossover with wide entry gate.
- Bitumen sealed with soak wells.

Property ID	L22496880
Property Type	Land/Development
Land Area	2070.0 sqm

AGENT

Simon Matthews

📞 0401676285

✉️ simon.matthews@rhcwa.com.au

- Secure perimeter fencing.
- Established Industrial location.
- Current use is Light Industrial and currently sits within the Metro East Redevelopment Scheme.
- Services Include power, water, telecommunications and sewer.

19 Eureka Street is positioned only a short walk from the new High Wycombe train station, providing excellent public transport to the airport and wider Perth metropolitan region.

The property is leased until September 2024. The tenant has an option to extend for a further 2 years. Current income is \$47,610 per annum plus outgoings and GST.

Sale Price: \$921,150

(We have been advised that the Seller is not registered for GST and is not required to be registered for GST, therefore GST may not apply to this sale)

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