

# Raine&Horne® Commercial

HIGH WYCOMBE  
51 Stirling Crescent

11182 sqm

## LIFESTYLE BLOCK WITH SIGNIFICANT INDUSTRIAL UPLIFT

Sold

CLOSE TO AIRPORT / TRANSPORT LINKS.

Raine & Horne Commercial as Exclusive Selling Agents are pleased to offer 51 Stirling Crescent High Wycombe for sale via an "Offers to Purchase" Campaign.

Strategically located within one of Western Australia's most significant industrial and logistics corridors the sale of 51 Stirling Crescent provides astute investors and developers a rare opportunity to purchase a large industrial zoned lot in an area of rapid growth and development at below current industrial values.

General Land Overview

Site Area: 11,182sqm\*

Stirling Crescent Frontage: 157.76m\*

Average Depth: 65m\*

Property ID	L33272940
Property Type	Land/Development
Building / Floor Area	11182
Land Area	11182.0 sqm

### AGENT

**Simon Matthews**

📞 0401676285

✉️ [simon.matthews@rhcwa.com.au](mailto:simon.matthews@rhcwa.com.au)

## Zoning

The property is zoned "Light Industrial" in accordance with the City of Kalamunda's Local Planning Scheme No 3. Amendment 80, which include permitted uses (STCA) such as Bulky Goods Showroom, Fuel Depot, Motor Vehicle Repairs and Wrecking, Transport Depot and Warehousing.

Any development will require approval from the City of Kalamunda.

### KEY FEATURES:

- Large land footprint: 11,182sqm\*
- Excellent access to Abernethy Road and Great Eastern Highway Bypass
- Close to Kewdale Freight Terminal
- 2.5km\* to Roe Highway Interchange
- 4km\* to Perth Airport
- 15km\* to Perth CBD

(\*Approx)

The existing residential dwelling on the property, could quite easily be occupied or rented out while the development / planning process is underway.

To request a copy of the Information Memorandum or for further information, please contact Simon Matthews at Raine & Horne Commercial.

OFFERS INVITED