

Raine&Horne® Commercial

KENWICK
38 Austin Avenue

INDUSTRIAL SITE
DEVELOP & PROSPER

Expressions of Interest: Closes 6th November

Raine & Horne Commercial WA are pleased to offer to the market by way of an Expressions of Interest Campaign, 38 Austin Avenue Kenwick WA.

The sale of this property represents a unique opportunity to secure a prime development site close to the bustling Albany Highway commercial precinct with direct exposure

to Austin Avenue and within walking distance to Bunnings and the Kenwick link.

The location provides access to the broader Maddington Industrial Precinct.

Kenwick

Maddington is a strategic location which is well serviced by rail and major arterial roads including Roe Highway, Tonkin Highway and Albany Highway, making is a logistical hub with excellent connectivity.

Property ID	L37307818
Property Type	Land/Development
Land Area	4916.0 sqm

AGENT

Simon Matthews

📞 0401676285

✉️ simon.matthews@rhcwa.com.au

The area's robust industrial and employment base coupled with ongoing regeneration efforts have increased demand in the area, creating opportunities for investors and developers.

In many occupiers

user eyes its now an east extension of the Welshpool – Kewdale areas given its connectivity.

Strategy would be to occupy as is, or build and possibly lease as is whilst undertaking a planning and approval period pre build.

Lease or No Lease

Tenant lease term expires 1 Dec 2025.

The option is to buy and settle vacant possession after 1st December, or the tenant has indicated that they would like to extend their lease at the property for a further 2 years.

This is a good position should the buyer wish to buy to occupy asap or extend the lease at an agreed term – rent, so a buyer may plan, attain approvals for the future.

Property Features:

- Total Site Area: 4,916sqm*
- Frontage: 40.23m*
- Old residential building and a minimal mix of outbuildings and sheds.
- The property is zoned 'Light Industry' under the Town of Gosnell's Local Planning Scheme
- 5m wide easement to the Water Corporation (201sqm) runs along the rear of the property

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*approx

For further information please contact the Selling Agents