



372 Canning Highway Como, WA



Development Opportunity!

SECOND CHANCE, FINANCE FALLEN THROUGH, NOW "FROM \$749,000"

Current zoning R60
 Existing 2 bedroom x 1 bathroom 1938 built character home
 Rear loaded via laneway off Poppy Lane
 Development opportunity townhouses | villas | apartments
 1,012 m² allotment
 Recently leased at \$350 | week

Council Rates | \$1,612
 Water Rates | \$927 pa
 Land Area | 1,012 m²

Property Type: House
Price: FROM \$749,000
Land size: 1012 Square Metres
Water rates: \$927.00/year (approx)
Council Rates: \$1,612.00/year (approx)



Tony De Graaf
 Sales Executive
 0406 320 938
 tony@bourkes.com.au

372 CANNING HWY, COMO

4 LOT PLAN

*These drawings and townhouse plan are for illustration purposes only. It is recommended that you make your own investigations with the local authorities.

Development Consideration	Detail/Capacity
Total Lot Area	1012 m ²
Developable Area	1012 m ² Road Widening (Primary Regional Road) = 394 m ² Zoned Land (Residential R60) = 618 m ²
Permitted Housing	Single Residential – P (Permitted) Grouped Dwellings – P (Permitted) (Villa, Townhouse) Multiple Dwellings – P (Permitted) (Apartments)
Grouped Dwelling Potential	4 grouped dwellings @ 150 m ² per site
Multiple Dwelling Potential	Plot Ratio 0.7 - 618 m ² x 0.7 = 432 m ² of floorspace permitted. (e.g. 5 x 86 m ² apartments @ 432 m ²)
Access	Provided from F.O.W.

