



271 Shepperton Road East Victoria Park WA

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RARE 1518SQM INVESTMENT/DEVELOPMENT OPPORTUNITY

Land Size : 1518 sqm
 View : <https://www.lauriekelly.com.au/sale/wa/southern-suburbs/east-victoria-park/residential/house/8082657>

(THREE HOMES TO BE SOLD AS ONE PARCEL)

Extremely rare investment/development opportunity in sought after East Victoria Park with a sky-high gross rental yield of \$54,600 per year. Comprising of 3 x double brick/tile three bed homes all side by side with each on a 506sqm green title block totalling 1518sqm with a 30.18mt dual street frontage. Development options are endless with a R30 base code offering a potential 5 block or 5 home subdivision with a 30.18mt dual street frontage to Shepperton Road and Rouse Lane. Renovation of the existing homes is also feasible with spare land available fronting Rouse Lane and modern examples of recent development on show. The current homes are all currently



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