



# 55 CANNING ROAD, KALAMUNDA FROM \$1,200,000



Council Rates: \$2,072.30  
Water Rates: \$425.76

## DEVELOPER'S CHALLENGE

An exciting Opportunity Knocks for a developer to transform this 1085 sq. property into a very lucrative complex. It is zoned mixed use R20-R40 property and is classified as medium-high density. The following are ideas as to how this could become a success story:



**MAKE** a squillion building a two storey, 9 dwelling Apartment block like the School Road Kalamunda Complex... **TOO DAUNTING?**



**THEN** build a two storey mix of 9 Residential / Commercial units... **TOO DAUNTING?**



**THEN** retain the existing three bedroom house and build a further single storey mix of 3 Residential / Commercial units... **TOO DAUNTING?**

**THEN** Back to the drawing board and devise a development that is better than those mentioned above.

Properties like this in Kalamunda are becoming very scarce so don't miss out on this opportunity.



Should you wish to view the property call Sheelagh or Alf.

**0411477991**



Scan the QR code for Property documents.