



## 49 Walter Road West, Dianella WA

### KEY INFORMATION

#### Address

49 Walter Road West, Dianella WA

#### Price

Please, get a quote with us

#### Type

Commercial / Land/Development

#### Land Area

2815 sqm

#### Build Area

2815 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

A rare opportunity to secure one of the last remaining large-scale vacant corner lot in this thriving northern suburbs precinct. Zoned 'Local Centre' under the City of Stirling LPS No.3, this cleared green title site offers developers and investors a blank canvas with outstanding visibility on a busy transit corridor.

#### Key Highlights:

- ? Green title block boasting 2,815sqm
- ? Strategic Corner Position with 30m frontage to Walter Road West and 94m depth along Cleveland Street with high daily traffic exposure
- ? Zoned 'Local Centre' under City of Stirling LPS No.3 and 'Urban' under the Metropolitan Regional Scheme
- ? Wide range of permitted and discretionary uses including retail, office, medical, childcare, restaurant and mixed-use residential (STCA)
- ? Vacant lot ready for construction

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Leasing

M. 0401 044 420

Located just 7.5km from the Perth CBD with direct access to Alexander Drive and Morley Drive, the site is positioned in a rapidly transitioning neighborhood benefiting from strong infrastructure and public transport links.

For more information or to obtain a copy of the Information Memorandum, either contact Max Vaghella on 0401 044 420 or Rash Dhanjal on 0410 564 761



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