

Sold



**44 Gladstone Ave, Swan View**



Red line –  
Existing boundary  
  
White line –  
Proposed boundary



### "Expressions of Interest"

SUBSTANTIAL double storey family home located on a huge development block.

Think about this possibility.....subdivide off the large family home, which is in very good condition and use the funds to develop the rest of the property.

If you do the sums as to how much you could sell the home for, you will be very, very surprised as to how little you will be paying for a development block zoned R-30 in a prime Swan View location.

OR

Develop the whole property without keeping the house.

This property represents a massive opportunity for the smart developer and it has 2 road frontage!

This property consists of 5,949sqm zoned R-30 and is one of the few large scale development properties in the area. Sizes and measurements are approximate for illustrative purposes only.

The precedent for a development of this zoning in this area has already been set, as this property adjoins the classy 'Montal Private Estate'.

Located in a prime position of Swan View and only a short stroll to many facilities such as:

Senior and Primary Schools

Swan View Shopping Centre with Coles and other specialty shops

Darling Ridge shopping Centre with IGA and other specialty shops

Medical and Pharmacy

10 Minutes to Midland Gate Shopping Centre

10 Minutes to St John of God Midland Public & Private Hospital

4 1 5,949 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2054
<b>Land Area</b>	5,949 m2

### Agent Details

Trevor Black - 0419 923 858  
Gabriella Black - 08 9255 1444

### Office Details

Midvale  
2/220 Morrison Road Midvale WA 6056  
Australia  
08 9255 1357



20 Minutes to Perth Airport

PLEASE NOTE The adjoining landowner at 38 Gladstone Ave (on the Northwest corner of 42-44) has agreed to alter the boundary of their property, making the boundary of 38 a true rectangle and allowing for an easier development of 42-44 as per the aerial plan attached.

Please call Trevor Black 0419 923 858 if you require further information.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.