



7 Gloucester Avenue, SHOALWATER, WA 6169

1012m² WITH DOUBLE RESIDENCE

Under City of Rockingham local planning strategy 2025, the property has been identified for potential rezoning to R20. If this were to happen, you would be able to subdivide this property subject to council approval. Opportunities like this are incredibly hard to come by.

Set in a prime pocket of Shoalwater, with a double residence of two separate 3 x 1 homes on it, this is a unique opportunity to landbank and generate rental income and then develop in the future.

Positioned on tightly held Gloucester Avenue, this expansive 1012m² block offers endless potential just one street back from stunning beach views. Whether you're looking to develop, invest, or create your dream seaside escape, this property delivers the ultimate combination of size, location, and future upside.

This is a smart investment whether you act now or landbank for the future.

Features:

TYPE: For Sale

INTERNET ID: 300P183015

SALE DETAILS

From \$1,299,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Shaun Groves
0414461976

- Expansive 1012m² block
- 2 x three-bedroom, 1 bathroom homes (6 beds, 2 bathrooms in total)
- Prime Gloucester Avenue location, just one street back from the beach
- Future potential to subdivide (subject to council approval & WPC approval)
- Outstanding coastal lifestyle opportunity

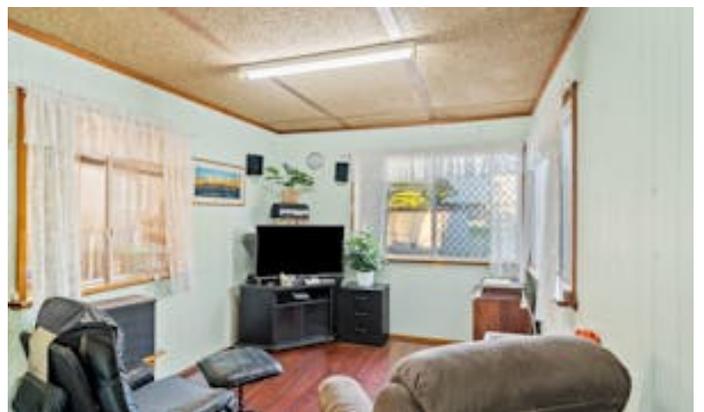
Location:

- Approx 150m* to Shoalwater beach (Google maps)
- Approx 850m* to Lake Richmond (Google maps)
- Approx 600m* to Shoalwater Shopping Centre (Google maps)
- Approx 1.8km* to Point Perron (Google maps)

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

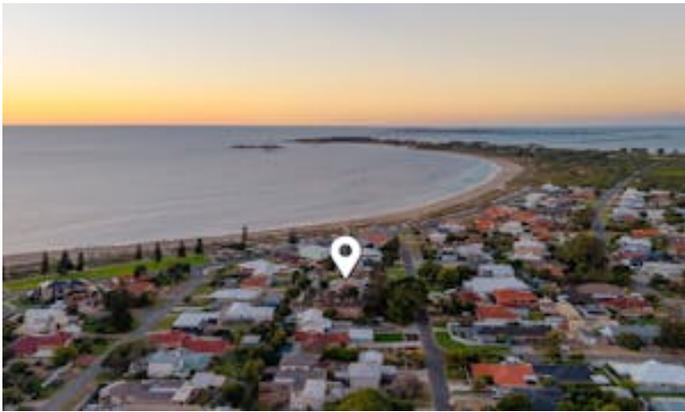
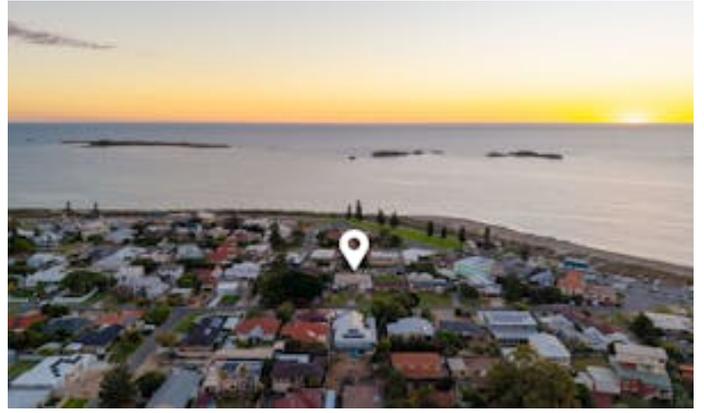
All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 1,012.00 square metre
- Bedrooms: 6
- Bathrooms: 2
- Car Parks: 8











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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