



## Immediate investment returns combined with exciting development potential

Land/Development • Other

32 Cook Street, Crawley, WA 6009

**Floor Area:** 0 m<sup>2</sup>

**Land Area:** 683.00 m<sup>2</sup> (approx)

### Property Description

Ray White Commercial (WA) are pleased to present the leafy tree lined 32 Cook Street, Crawley, W.A. for sale

As a highly demanded rental suburb, these strata title units and any future development will command strong rental and capital growth.

The Property features:

- 683sqm Site Area
- Fully Leased investment
- Whole Strata with 4 Units
- Four residential units 2 beds x 1 bath each
- Future Development Potential
- Zoned R20/R50
- Premium Location just a short distance to The University of Western Australia, Swan River, Perth CBD
- Net Income \$53,070 (estimate)

A rare opportunity has become available to become one of the few to own property at the heart of the UWA precinct - a high tenant demand area. 32 Cook Street is in an ideal location to cater for this high demand suburb and benefits both local and international students.

**Sold**

Contact Agent

Sold: Fri 12-Mar-21

### Additional Details

Tenure Type	Car Spaces
Tenanted	4
Investment	



**Brett Wilkins**

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