



## 175 Walcott Street Mount Lawley WA

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Welcome to an exceptional multi-residential development site in one of Perth's most desirable inner-city suburbs, just moments from the vibrant Beaufort and Angove Streets. Boasting full city views, this site provides a unique opportunity for developers to showcase their expertise.

Currently, the site features a combined shop and residence that could be renovated or converted into a home-based business, offering fantastic street front exposure on Walcott Street.

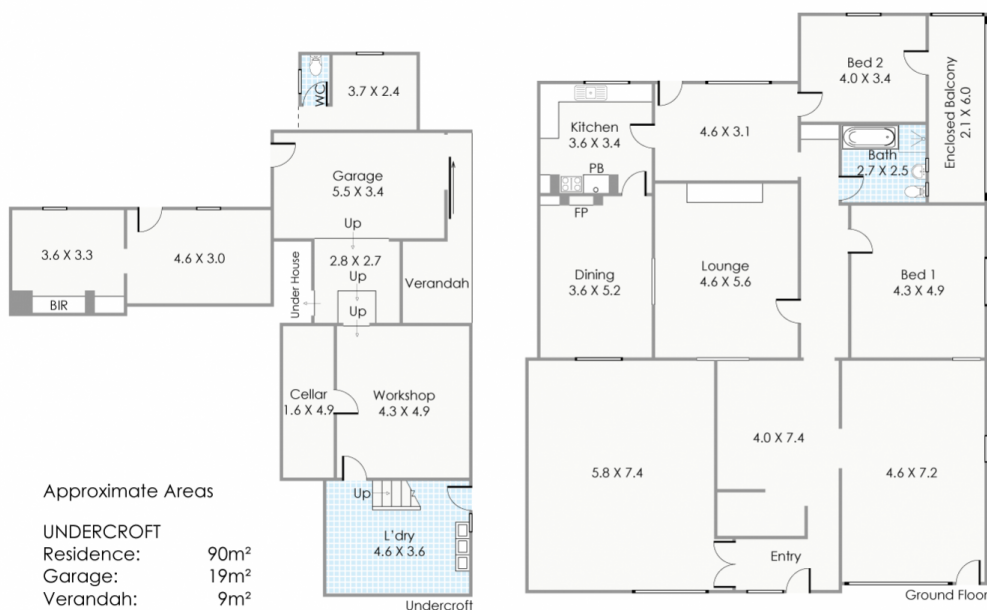
The development site spans 999 sqm, is zoned R60 for multiple dwellings, and has a plot ratio of 0.8, making it ideal for residential development. With 20.1m street frontage, this property offers a rare opportunity to create

**Type** : House  
**Land Size** : 999 sqm  
**View** : <https://www.abelproperty.com.au/8005736>



**Brett van Son**  
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#### Approximate Areas

##### UNDERCROFT

Residence: 90m<sup>2</sup>  
 Garage: 19m<sup>2</sup>  
 Verandah: 9m<sup>2</sup>

##### GROUND FLOOR

Residence: 237m<sup>2</sup>  
 Enclosed Balcony: 13m<sup>2</sup>

Total Area: 368m<sup>2</sup>



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. [www.cribcreative.com.au](http://www.cribcreative.com.au)



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