



## 272-274 Hay Street, East Perth WA

### KEY INFORMATION

#### Address

272-274 Hay Street, East Perth WA

#### Price

CONTACT AGENT

#### Type

Commercial / Land/Development

#### Land Area

1348 sqm

#### Build Area

850 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

Don't miss out this outstanding opportunity. This combined offering boasts a substantial 1,348 sqm of prime CBD land, presenting an exceptional opportunity for owner-occupiers, developers, visionary investors, and those looking to create short stay or student accommodation.

Owner-Occupiers may choose to renovate and occupy the previous supermarket and restaurant premises, tailoring them to your specific needs.

Astute Developers can leverage the potential for high-density development and transform the site into a masterpiece.

Innovative Investors could capitalize on the high demand for short stay accommodations or student housing, converting the space into a lucrative venture.

The subject property offers:

- Total Land Area of 1,348 sqm
- Total improvements approximately 850 sqm
- Combined frontage
- Located in 'Zone 1 Central City Area' under Metropolitan Region Scheme (MRS) and 'Town center' under City of Perth Local Planning Scheme No. 2.
- Plot ratio of 4:1 with potential bonus
- Rear lane plus side lane access way
- Rear roller door access
- Ample parking and loading area
- 176 bays CPP Goderich Street Car Park at the rear (currently free parking 5.30 pm to 5.29 am)\*
- First floor Office with separate entry

Nestled on Perth's bustling Hay Street, this prime development site thrives amidst vibrant residential, hotel, and retail developments, guaranteeing consistent foot traffic and a dynamic atmosphere. With ECU's exciting arrival in 2025 poised to inject new life into the city, this opportunity to capitalize on Perth's booming potential is not to be missed!

### AGENT INFORMATION



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Contact Max to request a copy of the IM report or arrange an inspection.  
[www.agoraproperty.com.au/property/22656373](http://www.agoraproperty.com.au/property/22656373)

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