

# FOR SALE



## 64 Goodwood Parade BURSWOOD

**564sqm Total Land Size | CITY FRINGE**

- 5km To The Perth CBD
- Walk To Burswood Railway Station
- Occupy or Redevelop
- Overlooks Crown Resort
- Opposite Perth Stadium

**Ross**  
**Scarfone**  
REAL ESTATE COMMERCIAL & INDUSTRIAL  
Member Real Estate Institute of Western Australia



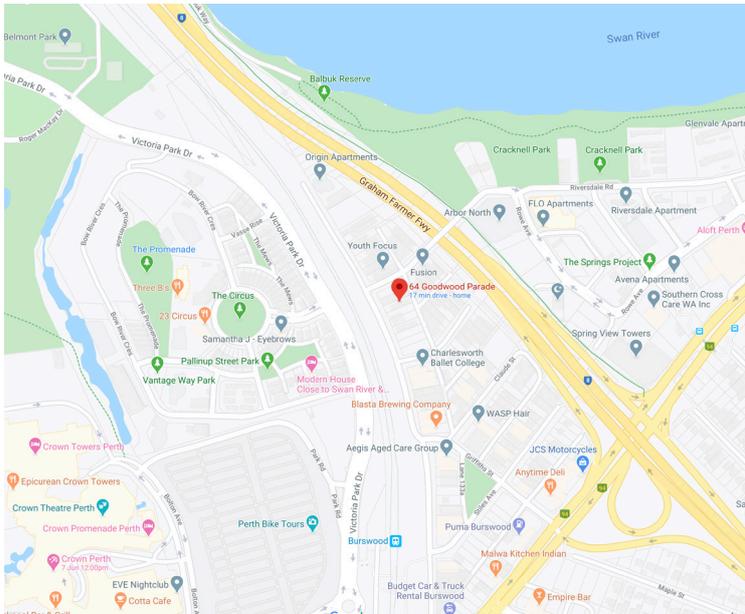
Suite 22,  
Sphere Office Park  
63 Knutsford Avenue  
Belmont WA 6104  
Telephone: 9277 6677  
Email: [paul@rossscarfone.com.au](mailto:paul@rossscarfone.com.au)  
Web: [www.rossscarfone.com.au](http://www.rossscarfone.com.au)

## LOCATION

Located on the North East side of Goodwood Parade and situated two blocks away from the corner of Riversdale Road, Burswood. It is accessible to all parts of the Metropolitan area via Albany and Great Eastern Highways and the Graham Farmer Freeway. The property is in walking distance to the BURSWOOD RAILWAY STATION, CROWN RESORT AND PERTH STADIUM.

## LOT DIMENSIONS

The block has a front boundary of 12-21 metres, a side boundary of 46 metres and a total LAND AREA of 564 square metres.



## ZONING

The property is zoned "OFFICE/RESIDENTIAL under the current Town of Victoria Park Planning Scheme, Burswood Precinct.

## TITLE DETAILS

Being Lot 153 on Plan 2619 and the whole of land comprised in Certificate of Title Volume 1451 Folio 98

## SERVICES

All the services including water, sewerage, electricity and telephone are available to the site.

## IMPROVEMENTS

Erected on the site is an older style single level Office Warehouse with undercroft storage. It consists of open plan offices and toilets being 95 square metres, adjoining warehouse of 150 square metres plus canopy area of 75sqm. Construction is double brick walls on concrete floor and metal roof, with external plate glass windows across the front.

## EXTERNAL IMPROVEMENTS

Small brick front fence to car park area which includes 3 car bays and bitumen paved driveway. The property has a benefit of a rear right of way.



## TERMS OF SALE

Standard Contract is available by contacting the Agent.  
**ROSS SCARFONE REAL ESTATE (WA) PTY LTD**  
Suite 22, 63 Knutsford Avenue, Belmont.

## GENERAL COMMENTS

A rare opportunity offering a premium location so close to the **Perth CBD** with the choice of occupying the current building or Redeveloping the Site

## FURTHER DETAILS AND DOCUMENTATION

For further details and documentation please contact the Seller's Agent, **Ross Scarfone Real Estate**

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