



## Rare DA Approved Childcare Site

Land/Development

Future Lot 1, 22 McNeil Road, Champion Lakes, WA 6111

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

**Land Area:** 1918.00 m<sup>2</sup> (approx)

**For Sale or Lease**

Contact Agent

For Sale

Under Contract

### Property Description

- Offered for Sale or Lease
- High Growth Catchment
- Approved for 88-place Centre

LJ Hooker Commercial Perth & Burgess Rawson are pleased to present for Sale or Lease Future Lot 1, 22 McNeil Road, Champion Lakes.

Occupying the prime corner of Lake & McNeil Road, Future Lot 1 is a 1,918sqm site that has been recently DA approved for a single-level 88 place Childcare Centre with 22 car parking bays.

Located within the growing suburb of Champion Lakes being approximately 28km from the Perth CBD, the property is easily accessible by major transport routes Ranford Road, Armadale Road & Tonkin Highway.

The suburb of Champion Lakes is within the City of Armadale, which is one of WA's fastest growing LGA's with an estimated population growth of 50% between 2022 & 2041 (Forecast id).

#### Property Highlights

- Suitable for Developers, Investors & Owner Occupiers/Tenants
- DA received conditional approval for single-level 88 place Childcare Centre as at 16th March 2022

### Additional Details

#### Building

Whole



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