



9 Buchan Place, Hillarys



## A Prime Opportunity in Hillarys – Development Potential on 744sqm

Perfectly positioned in a quiet cul-de-sac, 9 Buchan Place, Hillarys presents an outstanding opportunity for homeowners, investors, and developers alike. Set on a generous 744sqm landholding and zoned R20/60, this well-presented 3-bedroom, 1-bathroom home offers exceptional versatility with scope for a 2 or 3 lot subdivision (subject to WAPC approval).

The existing residence is neat, comfortable, and practical, featuring an easy-care layout ideal for continued leasing or future value-adding. A long-standing, reliable tenant is currently in place with the lease expiring April 2026, ensuring secure holding income while you plan your next move.

Whether you're looking to explore the development potential, land-bank in a highly sought-after coastal suburb, or secure a solid investment with growth on the horizon, this property ticks all the boxes.

### Features include:

- Well-maintained 3 bedroom, 1 bathroom home
- Large 744sqm block
- R20/60 zoning offering significant development upside
- Potential for 2 or 3 lot subdivision (STCA/WAPC)
- Quiet cul-de-sac location close to parks, schools, shops, and beaches
- Long-standing tenant in place until April 2026
- Ideal opportunity to hold, develop, or redevelop in a blue-chip suburb

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**Price** SOLD for \$1,260,000  
**Property Type** Residential  
**Property ID** 32517  
**Land Area** 744 m2

### Agent Details

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A rare and flexible offering in one of Hillarys' most tightly held pockets.

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