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**Radi Estates**  
**9275 2945**

**Contact** Steve Radi  
0411755788

**Price** Offers Fr \$829,000

**Type** House

**Sold Date** 22/01/2024

**45 Gummery Street Bedford**  
**Prosper With Potential PLUS**

\*\*\* Located Within The Proposed Bedford North Precinct \*\*\*

The Gazettal of Amendment No. 96 to Town Planning Scheme No. 24 (City of Bayswater) has the potential to provide incomparable prosperity for the savvy new owners of this traditional Bedford block. Positioned on 872 sqm of peaceful and private land packed with development potential and the bonus of a well sized home of family proportions, this property represents an ideal opportunity for those looking for a place to call home or likewise ?? invest with confidence with future potential top of mind.

Providing vacant possession and a move with options aplenty, this brilliant Bedford block will be sold with subdivision approval in place for a side-by-side street front development and the added bonus of a potential zoning upgrade to R50 in the Proposed Bedford North Precinct under Town Planning Scheme No.24 (subject to final approvals by all the