

**187 Stock Road (Lot 87), Bullsbrook, WA 6084**



**House For Sale**

Friday, 3 May 2024

187 Stock Road (Lot 87), Bullsbrook, WA 6084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 6 m2**

**Type: House**



Dan Taylor

0895711022

**From \$6,500,000**

Here is the chance to secure a large 16.75 acre pastured, flat block of land with a 4x2 home that is located in the Northern Gateway Industrial Park and is a part of the South Bullsbrook Industrial Precinct. The house includes:- Large 4x2 2011 brick and iron home- Double Garage- Ducted reverse cycle aircon- Granite benchtops- Solid wood floors. The land includes- 16.75 acres (6.78Ha) of pastured land - Dam- Fully fenced- Approximately 202m road frontage on Stock Road- Large Shed (approx 300sqm)- Stable and chicken coupe- The house is located on the south eastern corner of the block. Stock Road connects directly to the major northern arterial freight and logistic routes of Tonkin Highway and Great Northern Highway. This road infrastructure provides crucial connectivity from Perth via Bullsbrook Industrial Park to the Midwest and Pilbara regions. 39km north of Perth CBD, 35km to Perth airport, 62km to Fremantle port. Lot 187 (87) Stock Road Bullsbrook is zoned 'Special Use No. 22' in accordance with the City's Local Planning Scheme and 'General Industrial' in accordance with SP17-33 - South Bullsbrook Industrial Precinct Local Structure Plan No. 1. Please contact the agent to forward you the information email on the zoning and its uses that has been supplied from the City of Swan. All other enquires on the zoning are to be directed to the City of Swan for all due diligence to be carried out. SET DATE SALE: All offers are to be submitted by the 15/6/2024 Unless sold prior