

**31 Aquanita Place, Wanneroo, WA 6065**

**slp.**

**House For Sale**

Friday, 31 May 2024

31 Aquanita Place, Wanneroo, WA 6065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



Helen Bidmead  
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## Mid to high \$1,000,000's

Offers invited \$1,500,000 to \$2,000,000 Grand Opening Saturday 1st June from 12 to 1 pm This lovely property is within the East Wanneroo District Structure Plan (EWDSP) and offers a unique lifestyle and the possibility of a massive future development opportunity. Enjoy this rural land with suburban convenience nearby. Beyond the gated drive, you can enjoy the tree-lined stroll to this gorgeous property. The grand entrance to this solid 3-bedroom 2-bathroom family home boasts heaps of potential encompassing 2.4 hectares (a WHOPPING 5,93 acres / 24,400 square metres) of natural space. The convenience of dual access to this block is a TRADIES DELIGHT There is plenty of room for numerous vehicles/trucks/boats/ trailers /caravans. This family home consists of 3 Bedrooms, all with built-in robes, ceiling fans and ducted air-conditioning. One bedroom also has a split system air conditioner. The master bedroom has an ensuite bathroom with a shower, vanity and toilet. Bathroom 2 has a shower, vanity, and spa bath with a separate toilet. Lounge with fireplace, large dining area with full-length fitted sideboard and mirror. Sunroom with sliding door access to the underground enclosed swimming pool. Ducted air conditioning (hot and cold) can be found throughout (which has just been serviced). Laundry with shelving and cupboards. Ceiling fans, downlights, and spotlights throughout. The views from the windows of this home are spectacular, you will be amazed at the natural beauty. Step outside onto the expansive veranda, and you'll immediately appreciate this block's amazing outdoor living and entertaining potential. The bushes, plants and trees are plentiful. The serenity is tranquil with the relaxing sound of the birds. Carport with electronic door and parking for 4 cars. Huge double garage with an electric door and roller door. Large double shed with roller doors. Solar panels. Security doors and windows. Reticulation. Bore. 3 Phase electricity. 2 water tanks, 1 x 25,000 litres and 1 x 9,000. Fully fenced block with gates. Virtual furniture has been used in 4 photos to show how the home could look. DEVELOPMENT OPPORTUNITY. More information is available from the following websites: The East Wanneroo District Structure Plan <https://www.wa.gov.au/government/publications/east-wanneroo-district-structure-plan> <https://www.wa.gov.au/system/files/2021-09/East%20Wanneroo%20dsp%20web%20aug2021.pdf> This property is in The East Wanneroo District structure plan situated in Precinct 4. Rural lifestyle bushland properties characterise it. This precinct includes a 4.8ha bushland reserve. It is well connected with existing urban areas to the west and south. Local Structural Plan requirements: (Precinct 4 High Road) is suited to low-density development as a suburban neighbourhood with lots generally greater than 1000sqm. Nestled in a dream location that commands peace, this special residence is situated close to Wanneroo Secondary College, East Wanneroo Primary School, Wanneroo Central Shopping Centre, cafes, restaurants, pubs, public transport, the freeway, and even a gorgeous lake with beaches only a short drive away. If you can't make the Home Open call Helen Bidmead at 0448801434 for a private viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.