

# 37 McKenzie Grove, Kelmscott, WA 6111



## House For Sale

Friday, 3 November 2023

37 McKenzie Grove, Kelmscott, WA 6111

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 2 m2**

**Type: House**



Mark Grogan  
0894959999

**\$1,250,000**

Set on the banks of the Canning River, at the foot of Banyowla Regional Park, this is a remarkable position and a very special property. This is 5.2 acres of truly outstanding lifestyle with a potentially very big future! THE HOUSE(S) This is a unique situation, that's for sure. We've got a three-bedroom, one-bathroom home and an enormous granny flat that is the size of a house just on its own. There's an entertaining area between the two residences and a huge concrete swimming pool. Right now, it's empty, but fill it up, and we've got the perfect summer lined up and ready to go. This is a rare design, and there's such exceptional living space between the two buildings. The functionality of this design is certainly impressive, and once you take a walk-through, you'll be left with plenty of ideas for how you can best utilise and configure this home to suit your life. The home is built alongside the river boundary of the property, which would be very unlikely to get the tick of approval these days. But, because it wasn't these days in those days, it was allowed, and now you have an awesome home in a premium position. There's so much beauty to take advantage of in this tree-lined position. THE PROPERTY We're located at the end of a very quiet cul-de-sac street. This position alongside the river and below the vast Banyowla Regional Park is quite remarkable and one of only a few that enjoy this unbeatable position. The 5.2 acres are very workable and, aside from the section alongside the river in almost entirely usable and flat. There is a great bore supplying the property, and the current owner has a licence to pump water from the Canning River. The options are huge with this much space. There are stables and there are a couple of great areas to keep some horses. Plus, there's room to ride a motorbike, build some kind of super-shed, or keep a few animals. It's a truly special block and one of the few I've seen in this area with such a high degree of accessibility. THE FUTURE So, in the long term, the City of Armadale and the Western Australian Planning Commission and their associated departmental mates have a broad plan that this area will be zoned for medium-density subdivision. There's always so much to happen before they make it a reality, but this is a promising possibility. The City of Armadale owns the adjacent 13-hectare property. This is apparently the largest freehold vacant land parcel owned by the City of Armadale in the northern growth corridor. This land was identified as 'Urban Investigation Area' in 2021. In July 2023, the land was identified as representing a unique strategic opportunity for the City, and the indication is that it will be part of future medium-density urban development plans. So, down the track, you may be looking at some serious profits! If you want to know more details, we can send you some information, or you can just download it here <https://bit.ly/mckenziegrove> Check out Page 32! WHERE IT IS This is the crazy thing, to be honest. It's this whole rural kind of lifestyle but it's also just minutes from pretty much everything. The shopping centres are just minutes away and the highly popular Clifton Hills Primary School is just up the road. There are cafés, parks and more, all just a minute or two from home, but you'd never know that's anywhere near you when you're here. Access to everything is easy, with Tonkin Highway and Albany Highway only a short drive away. It's not far to the train station either. The Airport is within very easy reach and Google Maps reckons it's 19 minutes (but it has no idea how slow that guy over there in the silver Camry is... It's just what Google says and it's not always right. It is right that it's 17.7 km away) WHAT NEXT Viewing is by appointment, so hit the EMAIL AGENT button, and we will be in touch to set up a time so you can see this special property for yourself.