

467 Sydney Road, Gnangara, WA 6077

THE AGENCY

House For Sale

Friday, 2 February 2024

467 Sydney Road, Gnangara, WA 6077

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 6 m2

Type: House



Kerrielee Marrapodi
0415472838

End Date Sale

END DATE SALE - ALL OFFERS TO BE PRESENTED BY 4.00pm 4th March 2024 "Zamalee Equestrian Centre" offers astute buyers, developers or investors a once-in-a-lifetime opportunity! Comprising over 15 acres of land with a host of equestrian and residential infrastructure (including two residences), the property would indeed make an ideal lifestyle investment. The true value, however, lies in the fact that it is located within the East Wanneroo redevelopment precinct and is gazetted for future residential and development purposes. The East Wanneroo District Structure Plan embraces a transition of this area into an urbanised environment which includes a District centre and medium to high density urban and character neighbourhoods. The plan also allows for the opportunity to link East Wanneroo into the expanding Metronet network in the future, adding further value and potential for this unique area. Boasting one of the largest parcels of land in the area, the value on offer here both now, but more importantly in the near future, is unbeatable.

The Residences: Residence 1 is a modern 2 bedroom and 2 bathroom built in 2015. It boasts lovely modern finishes, split system air conditioning, outdoor alfresco entertaining area, single carport and a bore-reticulated rear garden. Residence 2 is a spacious 4 bedroom and 2 bathroom home with wide verandahs. It has an open plan kitchen and dining room and a separate lounge (or 5th bedroom), sitting room and a games room. It has a slow combustion wood fire, ducted vacuum system, a split system air conditioner and triple car garage with a large tool shed or workshop at the rear. The huge rear yard is bore-reticulated and fully enclosed to keep the kids or fur babies safe and there is a separate secure dog run.

The Equestrian Facilities: Currently run as a successful equestrian agistment centre, the property boasts a host of equestrian infrastructure including 8 walk in/walk out undercover stables, tack rooms, 20m round yard, 6 day yards, 4 shelters, 20m X 60m rubber-topped arena and paddocks with hot-wired fencing. The paddocks have auto-waterers and most are reticulated. Currently 10 Paddocks in total.

Other Infrastructure Includes: Large shed which has water and power
Productive bore 22,000L Water license
3 rainwater tanks
Solar PV system - 32 panels
Chook enclosure

Land is an increasingly valuable commodity and this rare package and huge future potential makes this offering an unmissable opportunity. All Offers To Be Presented By 4.00pm 4th March 2024. The seller has the rights to accept an offer prior to the end of the Set Date Sale. For more information please contact KERRIE-LEE MARRAPODI - 0415 472 838

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.