

74 Nicklaus Avenue, Woodridge, WA 6041

Sold Residential Land

Wednesday, 25 October 2023



74 Nicklaus Avenue, Woodridge, WA 6041

Area: 3 m2

Type: Residential Land



Peter J Turner
0895612728

\$310,000

A diminishing Woodridge resource is now available after almost 33 years within the same family this fantastic 3.11 hectare rural block on one of the highest points around Woodridge is for sale. With a massive curved 266m frontage, with direct access onto Nicklaus Avenue, the 7.68 acre (31,079sqm) triangular shape block has many options for a new owner who wants the space, privacy and has a vision to improve this great land holding for future years. It has an extensive range of natural flora that extends across the whole block nothing more than 3 meters high. Defined boundary perimeters with some fencing and established fire breaks are in place. There are services such as 3 phase power, Water Corp scheme water and NBN telecommunication, mobile and internet services are available. A very active Woodridge Community meets weekly in the community hall and offers a whole range of transport and health services to the community. A local St Johns Ambulance and Rural Fire Brigade facility within the community, café and several sporting activities available. Regular school bus services operate to Two Rocks, Yanchep, and Gingin. Only a 10-minute drive to Guilderton (Moore River) where additional lifestyle activities such as Lawn Bowls and Golf are supported by the renown Guilderton Country Club. The Moore River estuary breaks through to the Indian Ocean providing a multitude of water based sports based activities. Competitively priced for a quick sale! Call Peter J Turner 0412 912 612 to discuss further.