

# 77 Koorinal Vale, Gidgegannup, WA 6083

## Residential Land For Sale

Sunday, 26 May 2024



77 Koorinal Vale, Gidgegannup, WA 6083

Area: 34000 m2

Type: Residential Land



Cheryl New  
0439961192

**From \$569,000**

Perched atop a pretty valley with sweeping views to the west and a natural landscape dotted with grass trees, eucalypts, and the sculptural forms of granite outcrops, this vacant land offers an unparalleled stage for creating an impressive lifestyle property. Vacant land Elevated position Valley outlook 6x6 p'wd shed 2 winter dams Bore with pump Power connected Paved driveway 3.4 ha/8.6 acre Walk Noble Falls A paved driveway meanders through an enchanting avenue of tall eucalypts, guiding you to one of three gated entrances that provide access to this exceptional property. Elevated perfectly, the site offers sweeping valley views to the west, while established trees ensure privacy and a serene atmosphere, shielding you from surrounding properties. The essentials are already in place, with power connected, a shed featuring a concrete floor and lean-to, an open-sided shelter, bore and pump on site. These elements create a clear pathway to starting your build. Imagine your dream home here, designed to capture and frame the stunning views and the myriad possibilities for a rich and rewarding lifestyle this location offers. Embrace the ethos of self-sufficiency, surrounded by nature's beauty, with the privacy and tranquillity that comes with a sizeable lot. Winter dams and the bore promise lush, productive fruit and vegetable gardens. The topography supports a diverse ecosystem of grass trees, wildflowers, eucalypts and a miscellany of native wildlife. This impressive Hills property offers unique prospects and a blank canvas for your imagination. Don't miss the opportunity to make this your haven of peace and natural beauty. To arrange an inspection of this property, call Cheryl New on 0439 961 192..