

811 Welshpool Road East, Wattle Grove, WA 6107

House For Sale

Monday, 15 April 2024

811 Welshpool Road East, Wattle Grove, WA 6107

Bedrooms: 3

Bathrooms: 1

Area: 1 m2

Type: House



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CONTACT AGENT

Located at the gateway to the Perth Hills. Sitting next to Crystal Brook, just 15 kilometres south east of the Perth CBD, this 1.77 hectare property that is zoned 'Rural Composite' with picturesque rural charm, a place of residence and COMMERCIAL opportunity. Create your own dream lifestyle property, a spacious retreat, whilst enjoying all the amenities afforded by its convenient location. Horses are of course welcome. Additionally, many commercial opportunities abound. Just use your imagination! So much potential at every turn. Currently operating as a Garden Centre with a RESTAURANT LICENCE, the property offers:- Fertile, rich soil, organically managed, road level land - you can grow your own fruit trees & veggies. **GROUND WATER LICENCE** Pure, high quality, abundant WATER. - Bore with large tank and reticulated water through out, with new pump. **A RESTAURANT LICENCE** Build your dream hospitality venue. COMMERCIAL significant location. - Close to Roe Highway Logistics Park which offers RAV7 truck accessibility from two major highways and benefits from freight rail access via the Kenwick Freight Rail Facility with the ability to access containers via rail. AIRPORT - Located only 11 minutes away. ACCOMMODATION- 1930's 3 bedroom x 1 bathroom home with lounge, sitting room, fireplaces and a wrap around verandah - ready to renovate! SHOWROOM/OFFICE- Architecturally designed main showroom with endless potential- 9m high ceilings complete with huge solid jarrah beams throughout- Concrete flooring- Fully insulated roof coverings for year round comfort- Glass skylight windows in ceiling- Huge solid timber & glass sliding doors that lead into the glass conservatory- Private & secure office to the side CONSERVATORY- Stunning light-filled conservatory with glass feature water wall- Solid brick and tile construction- Has previously been utilised as a giftshop GARDEN CENTRE- Expansive garden centre- Established organic orchard consisting of apricots, figs, apple, plums, peach, nectarine, orange, lemon- 3 x shade houses for growing- Reticulated throughout- Public toilets- 60 car bays on site- SHEDS/STORAGE- Two large weatherproof sheds towards the rear of the property Ideally situated in Wattle Grove, you'll find there is no shortage of convenient shopping, dining, sporting facilities and entertainment options around. Together with excellent transport links, parks, schools, it's the perfect place to build your new life and home. Located only minutes from Forrestfield, Welshpool and Perth Airport, this property offers unparalleled access to all the best that Perth has to offer. With all the natural splendour of the Perth Hills area on your doorstep, you can enjoy the ultimate relaxed, outdoor lifestyle. Spend weekends soaking up the sights around Lesmurdie Falls, tee off at local Hartfield Park and Golf Club, picnic by tranquil brooks, or just simply be. Nestled at the foothills of the Darling Scarp, located close to major transport links including Welshpool Road, Roe Highway, Tonkin Highway and Beckenham train station which offers fast access into the city and beyond. It really is the best of both worlds, nature and convenience. Live close to some of Perth's best outdoor spaces:- Hartfield Park and Golf Club- Victoria Dam- Lesmurdie Falls National Park- Mundy Regional Park- Queens Park Shop close to home or meet friends for coffee:- Wattle Grove Shopping Centre- Westfield Carousel- Forrestfield Shopping Centre Watch your kids make lifelong friends at great school's, close to home:- Wattle Grove Primary School- Forrestfield Primary School- Lesmurdie Primary School- Lesmurdie Senior High School- Mazenod College Current approved uses include Garden Centre with Restaurant, Animal Establishment, Home office and Veterinary Centre. Please see below permitted uses subject to council approval: Bed and Breakfast Rural Pursuits/Hobby Farm Family Day Care Commercial Vehicle Parking Agriculture extensive & intensive Ancillary Dwellings Caretakers Dwellings Home Business Industry Cottage Telecommunications infrastructure Hospitality, Weddings and Tourism ventures and development opportunities - subject to council approvals. INVESTMENT OPPORTUNITY The property is placed within the City of Kalamunda's Crystal Brook Urban expansion plan. Current subdivision opportunities may exist upon application to WAPC and potential subdivision opportunities may emerge through future rezoning. Contact Peter or Nicole for further information or to inspect the property. All prospective purchasers are encourage to undertake their own due diligence around proposed uses, future re zoning and school catchments. 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.