

**Gabo Avenue, Merredin, WA 6415**



**Sold Mixed Farming**

Tuesday, 17 October 2023

**Gabo Avenue, Merredin, WA 6415**

**Area: 10 m2**

**Type: Mixed Farming**



William Morris  
0448415537

**\$350,000**

LAWD is pleased to present for sale Lot 504 Gabo Avenue (the Property), a rural zoned holding with development opportunities for emerging or existing rural businesses located adjoining the West Merredin Industrial Precinct. Key Investment Highlights include:

- Lot 504 Gabo Avenue features a total land area of 10.515\* hectares on one Certificate of Title.
- A rural zoned holding with a prime strategic position and logistical benefits for a rural business, located within the regional centre of Merredin.
- Water is sourced from one metered scheme water connection.
- Topography is flat with soil types comprising red and brown clay loams.
- Favourable climate providing an average annual rainfall of 326\* millimetres.
- Fencing comprises mostly ringlock and barb wires on steel or timber posts.
- Situated on the edge of the Merredin townsite adjacent to the West Merredin Industrial Precinct, providing easy access.
- Favourably located two\* linear kilometres from Merredin, 150\* linear kilometres from Northam and 230\* linear kilometres from Perth CBD. The regional centre of Merredin offers a sufficient range of agricultural, business, health, education and retail services. The Property represents a rare opportunity to acquire a strategically located rural holding with potential commercial development opportunities within a well-regarded agricultural region. Lot 504 Gabo Avenue is offered for sale by Private Treaty with offers from \$350,000. Available for immediate sale and possession. For further information, please contact: William Morris +61 448 415 537