

2082 Wanneroo Road, Neerabup, WA, 6031



House For Sale

Wednesday, 25 September 2024

2082 Wanneroo Road, Neerabup, WA, 6031

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Nigel Ross
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Your Chance to Dream Big!

Discover the endless potential of this expansive 2.77-hectare (approx.) rural property, currently generating steady income with a tenant in place paying \$390 per week in valuable rent.

Featuring a charming 3 bedroom 1 bathroom residence right at the front of the block, this rare and expansive parcel of land offers opportunities aplenty. Whether you're envisioning your dream family home amidst nature or considering a strategic land bank investment, this one is a real gem.

The current tenants run a thriving nursery/garden centre business from the front selling frangipani, showcasing the diverse options available to you. Current zoning for the land is Rural, Parks and Recreation, but there is scope to apply to the local council for Light Industrial/Commercial zoning, while you wait for potential Residential re-zoning, later down the track.

The acreage will pleasantly surprise you with its convenience, nestled only a matter of minutes away from the freeway, schools, shopping, Clarkson Train Station and even our pristine Western Australian coastline. The hearts of the Wanneroo and Joondalup CBD's are also within arm's reach of this prominent position along one of Perth's most famous main roads.

Contact Nigel Ross and Hakim Mousavi to secure your slice of paradise, with room to grow. Invest in your future today - and reap the rewards in doing so!

Features include, but are not limited to:

- Massive 2.77-hectare (approx.) property - or 6.87 acres
- Existing 3x1 house where the current tenants are in place for the next 12 months
- Large lounge room with high ceilings and low-maintenance timber-look flooring
- Massive open-plan family and dining area - with a ceiling fan
- Separate kitchen with a breakfast bar and an electric-upright cooker
- Carpeted bedrooms
- Built-in wardrobes
- Practical bathroom - with a separate shower and bathtub
- Separate laundry
- Separate toilet
- Feature ceiling cornices
- Skirting boards
- Spacious backyard area - with sweeping inland views
- Double carport
- \$390/week (approx.) of rental income included
- Current "Rural" zoning, with potential "Residential" zoning later down the track
- Build your dream family home in the next few years, taking advantage of so much space in the process
- The opportunity to run a business from home too, if you are that way inclined
- Land bank and potentially reap the rewards in the near future
- Convenient location, close to everything
- Bore water licence for outdoor use only