

5090 Roland Road, Gidgegannup, WA 6083



House For Sale

Sunday, 23 June 2024

5090 Roland Road, Gidgegannup, WA 6083

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 13 m2

Type: House



Brad Williams
0408887375

from \$2 million

13.3 hectares subdiv zoning 4x1 B/T needing minor reno Winter creek, dam, bore, sheds Good soil quality and fencing Prime location south of Toodyay Rd Nestled amidst the picturesque countryside and located not far from the Parkerville border, this 13.3-hectare property offers a rare opportunity for rural development. Zoned for subdivision into five-acre lots, the land boasts an old approval for a five-lot subdivision, presenting a promising investment potential. The property features gently undulating terrain with predominantly pastured areas, adorned with a charming winter creek and a small spring-fed dam, ensuring both natural beauty and practicality for agricultural endeavours. Rich soil, complemented by a bore and well-maintained farm sheds, enhances the property's appeal for agricultural use or future development projects. Additionally, a solid 4-bedroom, 1-bathroom brick and tile home adds further value, though in need of some tender loving care, it provides a comfortable base amidst the tranquil countryside setting. Ideal for those seeking a blend of rural tranquillity and development potential, this property offers a canvas for creating a rural lifestyle or capitalizing on the subdivision opportunity. With good fencing already in place, the groundwork is laid for various agricultural pursuits or the realization of a dream homestead within reach of urban amenities. Whether you envision establishing a private estate, expanding agricultural operations, or developing a community of five-acre vacant land lots, this property stands as a rare gem in a sought-after location, promising both investment and lifestyle rewards for the discerning buyer. To arrange an inspection contact Brad Williams on 0408 887 375.