

Lot 11 Lowlands Road, Mardella, WA 6125

ACTON

belle
PROPERTY

Sold Residential Land

Monday, 14 August 2023

Lot 11 Lowlands Road, Mardella, WA 6125

Area: 5 m²

Type: Residential Land

Contact agent

13.41 ACRES - PREMIUM QUALITY RURAL LAND is becoming incredibly hard to find - they're simply not making any more of it... And where LOCATION is paramount for your burgeoning escape to the countryside, being just 40 minutes to the Narrows Bridge in Perth City (according to our last Google search), will mean you'll always be near enough yet far enough away. Here in Mardella, rich and productive farming land continues to be very rare to find and secure. In this case, it's an opportunity that has been some 25 years in the making! Seize the chance to procure this highly productive and completely manageable lifestyle-sized rural land parcel occupying 5.43 Hectares or 13.41 Acres. Sand over clay, to clay soil types falling by a slight gradient from the north-western road frontage, there's some excellent 'higher' ground for building your dream home surrounded by lush pastures for all the animals. Towering native timbers and a belt of casuarinas offer shade and shelter. An established Artesian Bore provides an abundance of ground water supply, the quality is pristine and the quantity endless. Suitable for irrigation or domestic supply. Currently used for irrigating some paddocks during the summer, this bore is both licensed and metered, you have guaranteed allocation to use how you please. With a diversion drain on the southern boundary allowing natural drainage fall across the surface, the vast majority of this landholding is well draining. RURAL Zoning in this location allows for a myriad of land use options beyond the usual residential permissions. You could run a business from home, set up a boutique breeding barn or simply escape to greener pastures with the stunning Darling Ranges as a backdrop. What are you waiting for? This opportunity will not last forever, and with land like this - once its gone, it's really gone. Get in contact by enquiring now - and we will be in touch to arrange the next steps. Inspection of this gorgeous rural property is best completed on foot (bring boots!) and can be arranged by appointment with local rural sales specialist - Miles Walton from ACTON. 0457 637 928