

# Lot 13 Military Road, Muckenburra, WA 6503

## Mixed Farming For Sale

Monday, 17 June 2024

Lot 13 Military Road, Muckenburra, WA 6503

Parkings: 4

Area: 79 m2

Type: Mixed Farming



Adam Shields  
0429104760



Aimee Shields  
0864598461

**From \$1,200,000**

Under Offer. More Listings Needed! We are offering a large parcel of land in the Gingin Shire, just inland from Yanchep and Two Rocks (Wanneroo Shire). This is a prime location to live or invest!! I have always said this area is flying under the radar and is underrated.... Well times are changing, my thoughts are quite correct and Perth is growing along the northern coastal corridor rapidly... Buyers are realising Gingin West, Neergabby, Muckenburra, Wanerie, Gabbadah and Cowalla suburbs are actual hidden gems, but just not known to many... Now I'm noticing these rural areas are fast becoming very popular to the astute investors, families, younger generations and mixed farming enterprises due to many factors that I can explain if we have the chance to meet. So if you're looking for a property near the Coast, but just outside of the city hustle, don't look any further, get on my database for more coming up and follow us on Facebook today !

<https://www.facebook.com/adamshieldsrealty?mibextid=ZbWKwL> Land Size: 79.9 ha/ 190 ac Outgoings: Shire rates, fire breaks, and general power consumption Zoning: General Rural GR40 (Farming) Buildings: Shed Price Guide: From \$1,200,000 Water: Dams and Quinn Brook Nearest Shopping: Two Rocks, Yanchep, Gingin, Guilderton Lot 13 Military Rd, Muckenburra/ Neergabby. - Large Shed 18x7.5 approx. (concrete floor, power connected) - 3 Phase power along the extensive road frontage - 2 dams - Quinn Brook (does not flow) - 3 main paddocks - Views, Gums and Open Skies! This is one property you don't want to miss! Whether you're seeking a peaceful rural lifestyle or an idyllic weekend retreat, "Quinn Brook" offers the perfect blend of lifestyle, convenience, and natural beauty. Come experience the tranquillity and all this unique rural gem has to offer. For Inspections please allow ample notice in advance. We look forward to meeting "Your Local Property Partners" Adam Shields Realty - Nutrien Harcourts Adam Shields Licensee, Director & Sales Executive M: 0429 104 760 E: adam.shields@nh.com.au This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct. Adam Shields Realty/ Nutrien Harcourts do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.