

**Lot 16, 380 Clenton Road, Gidgegannup, WA 6083**



**Residential Land For Sale**

Thursday, 4 April 2024

Lot 16, 380 Clenton Road, Gidgegannup, WA 6083

Area: 5 m2

Type: Residential Land



Kerrielee Marrapodi  
0415472838

**From \$525,000**

Not one, but two blocks for the price of one ! Situated in Gidgegannup's only gated community. This land holding is a rare find indeed. With stunning slightly elevated views over the valley and some infrastructure already in place, this 5.284 ha block is one of a kind. Located approximately 15 minutes drive from the Gidgegannup township, less than 30 from the Perth airport and under an hour from the Perth CBD, you can enjoy the peace and serenity of semi-rural living without compromising on easy access to all the amenities of urban living. Block number One is 4.662 ha (11.65 acres) in size and consists of a beautiful parkland cleared and wooded land holding with some stunning vistas and big old trees. The property has availability to a scheme water supply to the property which is plumbed in and supplied from a local spring fed dam for the residents who reside in this community. Ideally suited to build your dream home or run your business venture with a General Rural zoning the choices are far and wide with this unique and picturesque property. Block Two is 4978 sqm (1.99 acres) and consists currently of natural bush with sloping undulating views. The block can also have a dwelling build on approval it with approval from the relevant authorities and is situated in the more residential part of the community. The land is situated on a community style strata village which has an electronic secured gate to the entry of the complex. The entire complex consists of approximately 400 acres of land in total, which is divided into 18 separate titles; which consist of hobby farmlets and residential building lots. In addition to the allocated land areas is another 200 acres of common area of mainly natural bush and a triangular shaped dam. The dam is triangular shaped and is approximately 2.2 million litres. The dam can be accessed by all land owners. You can utilise the pumping station from the dam to raise livestock and for irrigation purposes. For more information or to arrange a private viewing of this unique landholding, please contact Kerrie-lee Marrapodi on 0415 472 838. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.