

# Lot 193 Leary Road, Baldivis, WA 6171

CENTURY 21

## Acreage For Sale

Saturday, 18 May 2024

Lot 193 Leary Road, Baldivis, WA 6171

Bedrooms: 1

Bathrooms: 1

Area: 3 m2

Type: Acreage



Peter Wilkins  
0417900920

## EXPRESS SALE

Picture this: Approx 9.6 acres of prime land just waiting for you to make your mark. This isn't your average plot; it could become your own private sanctuary away from the hustle and bustle of the world ready and waiting for you to build your dream castle. And get this – it's not just any land, it's zoned rural, meaning you've got the space to stretch out and enjoy the country lifestyle you've always wanted. And let's not forget the vast pastured areas, ripe for fencing off into paddocks for your livestock. Your rural oasis isn't just a dream—it's a reality waiting to be embraced. Now, let's talk perks. Imagine waking up to the gentle flow of the Folly waterway right in your backyard. With over 600 plus meters of waterside bliss spanning the entire rear boundary of this block, you'll have nature's soundtrack on repeat every single day. And when you're ready to head into town, Baldivis Town Centre is just a stone's throw away. Schools, shops, Bunnings for your DIY fixes, and even some local eateries are all within a quick 10-minute drive. Talk about convenience! Oh, and did we mention mains water? No need to worry about being self-reliant for water – it's right there, ready for you to hook up to. Plus, with the Kwinana Freeway on ramp just moments away, you've got the best of both worlds: rural bliss with city perks. And as if that wasn't enticing enough, then maybe we should mention the availability of 3-phase power, offering versatility and power for your projects and endeavours. So, what are you waiting for? Your slice of country paradise awaits. Grab it before someone else does! For more information and inspection times contact: Agent: Peter Wilkins Mobile: 0417 900 920

**PROPERTY INFORMATION** Water Rates: \$95.65 per qtr Block Size: 3.9001 ha Zoning: Rural Dwelling Type: Vacant Land\*Any reference to developing or building is subject to planning approval by the relevant, governing authorities. Interested parties are encouraged to make their own enquiries in relation to any intended plans for the future development of this site.

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