

Lot 2 Lowlands Road, Mardella, WA 6125

Sold Residential Land

Wednesday, 20 March 2024

ACTON

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PROPERTY

Lot 2 Lowlands Road, Mardella, WA 6125

Area: 37 m2

Type: Residential Land



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Contact agent

Miles Walton team from Acton Belle Property Mandurah has the great pleasure of presenting to the market for the first time - this tremendous large acreage, rural zoned land-holding in Mardella. Awaiting the touch of your dreams to create your very own rural legacy, seldom do quality vacant land parcels of this size become available for sale in the area. Comprising 93 acres of flat, quality grazing land there's so much potential for this versatile corner allotment, with a distinctly linear orientation courtesy of the ultra-wide 1.1km frontage to Lowlands Road, there's plenty of scope for separation of paddocks and a blank canvas for developing the block to suit your broader requirements. Backing onto the 'Medulla Brook' which flows in the winter, along 984m of the southern boundary and feeds into the Serpentine River - the land on offer here naturally features sandier soils and provides much better drainage than most other properties in the area making it useable year-round. Predominantly cleared there's genuine options for utilising every square metre of the property, this one's consistent from boundary to boundary, with redgum marri and casuarina trees dotted across the landscape providing excellent shade for livestock and an organic setting for establishing a future homestead. Relish the opportunity to select your ideal building location, with aspects of the Darling Ranges as a backdrop and no neighbours in sight - the only limitation is imagination, this could be your ideal rural escape on the fringe of the metro area. The 'Rural' zone in Serpentine-Jarrahdale Shire's Local Planning Scheme No. 3 provides for a myriad of potential land uses, from home business to extensive agriculture or primary production, along with an even longer list of discretionary options by application (STCA). Location: Approximately 56km south-east of Perth CBD this property is ideally located within short distance of urban amenities while being in the heart of the rural lifestyle. Situated within close proximity to Byford, just over 13km away, where all the major grocery retailers are available plus schools and restaurants - and a new Metronet train station under construction. Should you wish to build your dream home and move into the area, you'll be welcomed by excellent schools within a short distance including Eton Farm Primary School just 3km away, with bus service connections to dozens of other schools both private and public, throughout the local area and beyond. Particulars: What a bonus - a scheme water connection services this property. A rarity in the surrounding location you've got mains water 'on tap' for livestock or establishing your farm. - Water rates approximately \$300 p/annum. - Council rates from the Shire of Serpentine-Jarrahdale total approximately \$3,500 p/annum. What Next!?! This really is a unique opportunity to secure larger land and a significantly bigger lifestyle in a highly desirable and connected location. Contact Miles Walton from Acton Belle Property Mandurah for all enquiries and we will make a time to show you this land of opportunity in Mardella.