

# 151 Woolly Bush Loop, Woodridge, WA 6041

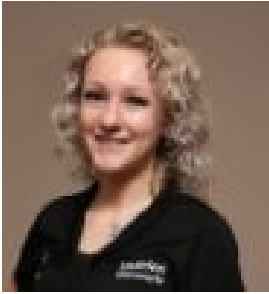
## Residential Land For Sale

Friday, 5 July 2024

151 Woolly Bush Loop, Woodridge, WA 6041

Area: 1 m2

Type: Residential Land



Aimee Shields  
0864598461

## Offers from \$399,000

What a stunning block in a fantastic location! Semi-cleared and ready to build your dream home, this block offers a variety of opportunities...With the demand in Woodridge, properties like this don't come up often. Don't miss out on securing this great block, which has been very well maintained & looked after over the years! Key features:- Land size: 1.24ha / 3.06ac- Zoning: Rural living- Price: Offers invited over \$399,000 (open to offers)- Shire region: Gingin WA 6041- Power available & scheme water connected- Shed: 6m x 6m with a paved floor, no power connected, shire approved- Reticulation in place, using scheme water- Approximatley 70% cleared- Shire rates: \$1,490 P/A- Water rates: \$282 P/A Location:- Just over 20 minutes to Two Rocks Marina- Less then 30 minutes to Yanchep, with access to shopping facilities & the new train station- Just over 40 minutes to Joondalup - 30 minutes to Romeo Rd, with access to the freeway- Less than 30 minutes to Gingin Townsite- Over 1 hour to Perth Airport Woodridge has so much to offer! Including access to the Moore River for various activities, a great little café and school buses to commute kids to coastal schools. To book a private inspection or for more information, please contact: Aimee Shields: Residential Sales Specialist M: 0436 300 466 E: [aimee@asr.team](mailto:aimee@asr.team) OR Adam Shields: Director/Licensee of Adam Shields Realty M: 0429 104 760 E: [adam.shields@nh.com.au](mailto: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.