

**55 Old Pinjarra Road, Greenfields, WA 6210**

**Residential Land For Sale**

Friday, 26 January 2024



55 Old Pinjarra Road, Greenfields, WA 6210

Area: 4 m2

Type: Residential Land



Trevor Longwood  
0431678500

## See description

Located a short 2.2km drive from Mandurah Forum this undeveloped site ticks many boxes:>> River Front location on the Serpentine River>> Live here or develop>> Tourist Development (small river front rural portion)>> Large selection of permitted uses under the City of Mandurah town planning scheme>> Natural lake and water course>> Beautiful selection of established trees and vegetation (OK so it will require some taming - cheaper than planting new!) >> Pinjarra Road exposure>> River nature walking trail >> Mains water and sewer available (not connected)Size: 4.84HaZoned: Tourist / RuralUpon first look you will see the site is over grown and there is some illegal dumping that has occurred - look past this as this can be easily cleared.Looking at the potential of the land, the Tourist / Rural zoning supports many commercial and residential options - please ask for an information memorandum identifying the full list of permitted uses. You could just enjoy a river front lifestyle block or you could do a full on tourist development or something in between.Offer to purchase around \$950K + GST - call for further details Trevor Longwood Ph 0431 678 500 - trevor@oxbridge.com.au