

**Lot 14, 208 Crystal Brook Road, Wattle Grove, WA  
6107**



**Residential Land For Sale**

Wednesday, 19 June 2024

Lot 14, 208 Crystal Brook Road, Wattle Grove, WA 6107

Area: 1 m2

Type: Residential Land



Gary Warne  
0411588334

## Offers from \$1,200,000

Situated adjoining "Kurong National Park" with several walk trails including one leading up the hill to Lion's Lookout in Lesmurdie. Surrounded by flora and fauna, this amazing 2 and a half acre bush block is ready for you to build something special in an AMAZING environment. With large natural gum trees, birds of all descriptions and perfect access to several bush walk trails, this location is ABSOLUTELY UNIQUE ! The large natural bush lot offers several locations which may be possible to build upon. It has a winter creek at the rear, which occasionally flows, dependent upon the amount of rainfall. RARELY does such a unique large building lot in a superb environment become available. Single dwelling Special Rural zoning but an additional ancillary home may be permissible subject to council approval, of course. The last time I had a lot of this size for sale I was killed in the rush, so enquire now. Living in this area, I can tell you that it has the advantage of a quiet, rural lifestyle with great access to the City and a range of suburbs via Tonkin Highway and Orrong Road. For example, my office is in Bayswater, usually only a 15 to 20 minute drive, maximum. Perth City is usually no more than half an hour away. Orrong Road leads to the Graham Farmer Freeway also so great access to anywhere. The property is for sale with offers being considered from \$1.2 million with a closing date of 4pm on Tuesday 16th July 2024 if not sold prior. The sellers do reserve the right to accept an offer prior to the closing date. Obviously it would need to be a very attractive offer for them to do so. To view call GARY WARNE. Happy to email further detail