



## Prime Land Opportunity in Embleton – Build Your Dream Home in a High-Growth Location!

LAND ONLY – 479SQM (INCLUDING EXCLUSIVE USE DRIVEWAY)

A rare opportunity awaits in Embleton—just 7km from Perth's CBD—offering the perfect blank canvas for your dream home in a high-growth, well-connected location. With the title already issued, this block is ready for you to start building immediately!

Nestled on the fringe of Mount Lawley, Bedford, and Bayswater, this prime parcel of land provides the ideal balance of lifestyle, convenience, and investment potential.

Embleton is a suburb on the rise, with the upcoming METRONET expansion set to transform connectivity. The new Forrestfield-Airport link and Morley-Ellenbrook line will further enhance accessibility, making commuting to the city, airport, and northern suburbs easier than ever. Additionally, increased bus services and improved infrastructure will only add to the area's long-term appeal.

This prime location places you just minutes from an array of lifestyle amenities:

Bayswater Waves Aquatic Centre – a top-tier recreation hub with pools, slides, and a gym

📏 374 m2

<b>Price</b>	Contract Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	31359
<b>Land Area</b>	374 m2

### Agent Details

Ken Yan - 0488 886 698

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088



Embleton 9-Hole Golf Course – perfect for a relaxing round amid lush green surrounds

Galleria Shopping Centre & Coventry Markets – for all your retail, dining, and entertainment needs

Morley Bus Port – offering convenient transport options

Medical Centres & Essential Services – ensuring everything you need is within easy reach

Families will appreciate being surrounded by excellent public and private schools, including Embleton and Hillcrest Primary Schools and the highly sought-after Chisholm Catholic College. Plus, with the vibrant café strips of Inglewood and Mount Lawley nearby, you'll have some of Perth's best coffee, dining, and nightlife at your fingertips.

With all this in one location, and the title already issued, why build anywhere else?

For more information or to discuss potential building plans, contact Ken Yan on 0488 886 698 or Adam Whitford on 0406 616 608 today.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*