



## Prime Land Opportunity in Karrinyup – Lifestyle, Location, and Views!

Nestled in one of Perth's most sought-after coastal suburbs, this exceptional 383sqm land (inclusive of private driveway) presents a rare opportunity to secure prime real estate in the blue-chip suburb of Karrinyup. Elevated and privately positioned at the rear of the block on Panton Crescent, this survey-strata site enjoys picturesque northeast views across Karrinyup Reserve, offering a stunning backdrop for your dream build.

Set high on the hill, this cleared and level lot is ready for construction and perfectly suited to a modern, low-maintenance design. Surrounded by quality homes and with land becoming increasingly scarce, this is your chance to build a bespoke home in a tightly held, high growth location that continues to grow in prestige and value.

### LIFESTYLE YOU WILL LIVE

Moments from the beach and bushland, you're also surrounded by lifestyle attractions including Trigg Beach, Gwelup Lake, scenic walking trails, and premier golf courses. Whether it's a sunrise surf or a Sunday round at the Hamersley Golf Course or world-class Lake Karrinyup Country Club, you'll be spoilt for choice.

Just a short walk from Karrinyup Shopping Centre, enjoy easy access to premium retail, medical services, vibrant dining, and entertainment. Families will appreciate the proximity to some of Perth's leading schools, including St

383 m2

<b>Price</b>	From \$629,000
<b>Property Type</b>	Residential
<b>Property ID</b>	31601
<b>Land Area</b>	383 m2

### Agent Details

Janet Yeap - 0452 018 118

### Office Details

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REAL ESTATE

Mary's Anglican Girls' School, Our Lady of Good Counsel, Carine Senior High School, and Karrinyup Primary School. Seamless public transport options and quick access to the freeway ensure stress-free travel to the CBD and surrounding areas.

#### WHY YOU'LL LOVE IT

- 279sqm rear survey-strata block (383sqm total including driveway)
- Vacant and cleared, ready-to-build with title issued
- Elevated position with potential northeast views over Karrinyup Reserve
- A northeast-facing backyard sets the stage for a home design that embraces seamless indoor-outdoor flow, with optimal sunlight, enhanced thermal comfort, and year-round energy efficiency
- Walkable access to shops, parks, schools, and public transport
- Minutes from the beach, golf courses, bushland trails, and recreational hubs
- Private driveway with tandem parking potential
- Ideal dimensions and orientation for a custom-designed home
- Architectural drawings and plans are available if you wish to adapt them to your vision

#### DISTANCES (approx):

- 150m Bus Stops on Karrinyup Road
- 300m Karrinyup Reserve
- 450m Lake Gwelup Reserve
- 850m Karrinyup Shopping Centre
- 1.1km St Luke Medical Centre
- 2km Karrinyup Primary School
- 2.6 km Hamersley Public Golf Course
- 2.9km St Mary's Anglican Girls' School
- 3.3km Stirling Train Station
- 3.5km Lake Karrinyup Country Club
- 3.5km Trigg Beach
- 12km Perth CBD

Karrinyup is experiencing a wave of revitalisation and investment, making this a smart choice for both owner-occupiers and astute investors. Secure your future in a thriving coastal community where lifestyle, location, and long-term growth intersect.

Don't miss out—opportunities like this are few and far between.

For more information and documents, call Janet Yeap at 0452 018 118 or email [janet@xceedre.com.au](mailto:janet@xceedre.com.au) to receive a detailed information pack.

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