







Future-Ready Opportunity with Immediate Income & Lifestyle Appeal

33 Benmuni Road, Wanneroo presents a rare and strategic opportunity to secure a significant landholding of approximately 40,496sqm within the East Wanneroo Structure Plan – Precinct 13.

Set in a rapidly evolving urban corridor earmarked for transformation, this prime site is located near the proposed Elliot Road Local Structure Plan, which includes provisions for residential development, open space, and a future primary school. The East Wanneroo vision outlines a bold future for the area, with 4,500 dwellings planned to carefully integrate with existing topography, bushland and wetlands and provide for medium-rise built form adjacent to
the Gnangara district centre precinct.

Zoned for a wide range of permitted uses including Rural Use, Intensive Agriculture, Industry - Rural, and Home Business (Category 1 & 2), the property currently generates income from established commercial tenants paying approx. $77,453 per annum + outgoings.

Key Features:

* Land size: 40,496sqm (approx.)
* Located within Precinct 13 – East Wanneroo LSP
* Future potential for urban subdivision and development

4 2 2 4.05ha

Price	SOLD for $4,600,000
Property Type	Residential
Property ID	32010
Land Area	4.05 ha

Agent Details

Adam Whitford - 0406 616 608
Ken Yan - 0488 886 698

Office Details

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

XCEED REAL ESTATE

* Annual water licence of 13,200kL
* Commercial improvements include:

* Office/shed of approx. 250sqm
* Two adjacent warehouses totalling approx. 460sqm
* Functional yard area suitable for equipment and vehicle storage

Dual-Income or Live/Invest Potential:

Also positioned on the property is a beautifully maintained 4-bedroom, 2-bathroom family home featuring:

* Expansive living areas
* Sparkling swimming pool
* Suitable for owner-occupation or additional residential lease income

This is a standout opportunity to landbank for the future while enjoying immediate income from established tenants and potential for further residential use. Whether you're an astute investor, developer, or business owner looking to secure a strategic foothold in this fast-transforming corridor, 33 Benmuni Road delivers on all fronts.

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.