




## Rare East Wanneroo Opportunity – 2.02ha Landholding with Subdivision Potential

Set on 2.02 hectares within Cell 12 of the East Wanneroo Structure Plan, this exceptional property combines immediate lifestyle and business appeal with outstanding future development potential. Currently zoned Urban Deferred, it presents a rare chance to secure a large holding in one of Perth's most active growth corridors.

The property is home to a renovated 4-bedroom, 2-bathroom residence with stylish updates and a strong outdoor entertaining focus, including a sparkling swimming pool perfect for family enjoyment.

A nursery licence is in place, and the property has been upgraded with separate rear access leading to extensive hardstand areas and sheds. This versatile setup is ideal for an owner-operator looking to run their business from home, store machinery, or expand into horticultural or commercial uses.

Whether you're seeking a property that supports work-from-home business operations, or a strategic land banking investment positioned to capitalise on the activation of surrounding cells, 60 Jambanis Road delivers both present-day functionality and long-term upside.

Key Features:
• 2.02ha landholding in Cell 12 of East Wanneroo Structure Plan
• Currently Urban Deferred zoning

4 2 2 2.02ha

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| **Price** | SOLD for $3,550,000 |
| **Property Type** | Residential |
| **Property ID** | 32256 |
| **Land Area** | 2.02 ha |

### Agent Details

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- Renovated 4x2 family home with outdoor pool area
- Nursery licence in place
- Separate rear access with hardstand & sheds – perfect for business use
- Blue-chip land banking opportunity in Perth's northern growth corridor

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