



## Future-Focused Acreage in the Heart of East Wanneroo's Growth Corridor

Set on an expansive 20,241 sqm (2.02 ha) of prime land, 16 Jambanis Road offers the perfect blend of country charm, modern comfort, and long-term development potential.

The spacious 4-bedroom, 2-bathroom home has been tastefully updated and features a generous floor plan, evaporative air conditioning, multiple living areas, and a relaxed family feel that captures the essence of semi-rural living.

Outside, the property provides incredible versatility with a 160 sqm (approx.) 3 phase powered brick workshop, stables, and separate paddocks, ideal for hobby farmers, equestrian pursuits, or trades looking for space.

Adding further value, the existing 15,000 KL water licence will be included and transferred with the sale, supporting irrigation or future use options.

Positioned within the Urban Deferred zoning of the East Wanneroo District Structure Plan, this property sits in a precinct identified as the primary focal point of activity within the East Wanneroo community, a central hub envisioned to deliver higher-density residential and mixed-use neighbourhoods, a district centre, and vibrant public spaces. The plan targets around 7,500 new homes for this precinct alone, establishing a key foundation for Perth's northern growth corridor.

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<b>Price</b>	Contact Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	32395
<b>Land Area</b>	2.02 ha

### Agent Details

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Whether you're seeking a peaceful acreage lifestyle, a smart land-bank opportunity, or a foothold in one of Perth's most significant future urban areas, 16 Jambanis Road is an exceptional find — a lifestyle today with development upside tomorrow.

#### Property Highlights

- \* 20,241 sqm (2.02 ha) semi-rural property within the Urban Deferred zone
- \* Updated 4 bed, 2 bath family home with evaporative air conditioning
- \* Approx. 160 sqm powered brick workshop
- \* Stables and fenced paddocks for horses or livestock
- \* 15 KL water licence included and transferable with the sale
- \* Located within the East Wanneroo District Structure Plan growth precinct
- \* Precinct planned for higher-density housing and future urban centre
- \* Easy access to Wanneroo Road, schools, parklands, and future transit corridors

*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.*