



Urban Deferred Holding in the Heart of East Wanneroo's Future Growth Corridor

Positioned within one of Perth's most significant emerging urban expansion areas, 21 Jambanis Road, Wanneroo presents an outstanding opportunity to secure a substantial 20,184sqm landholding with long-term strategic upside.

Offered as a vacant corner site, this property provides exceptional flexibility for future planning outcomes, with the added benefit of strong access, prominence, and multiple frontage potential.

Located within the Urban Deferred zoning of the East Wanneroo District Structure Plan, the property sits inside a precinct identified as a primary focal point for future activity, envisioned to accommodate higher-density residential neighbourhoods, mixed-use development, public open space, and a future district centre.

The structure plan anticipates approximately 7,500 new dwellings within this precinct alone, reinforcing the area's role as a cornerstone of Perth's northern growth corridor and a key contributor to long-term housing supply.

For developers, investors, and land-bankers seeking scale, positioning, and exposure to one of WA's most important future urban release areas, 21 Jambanis Road represents a rare and compelling acquisition.

Investment & Development Highlights

2.01 ha

Price Under Offer by Team Adam & Ken

Property Type Residential

Property ID 32742

Land Area 2.01 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



- Substantial 20,184 sqm vacant landholding
- Corner allotment offering enhanced future planning flexibility
- Located within the Urban Deferred zone of East Wanneroo
- Identified in a precinct planned for higher-density residential and mixed-use outcomes
- Structure Plan target of 7,500 future homes in the surrounding precinct
- Transferable water licence included with the sale
- Strategic land-bank opportunity within Perth's northern growth corridor
- Proximity to Wanneroo Road, existing amenities, and future infrastructure investment

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.