Future Potential, Income & Scale in One Exceptional Opportunity

Positioned within one of Perth's most significant future urban growth corridors, 75 Ashby Street, Wanneroo presents a rare opportunity to secure approximately 4.04 hectares (40,400sqm) of strategically located Urban Deferred land within Precinct 12 of the East Wanneroo District Structure Plan.

Located in a precinct earmarked for substantial future residential development, the property forms part of a broader planning framework that is expected to accommodate approximately 7,500 new dwellings, together with supporting infrastructure, public open space, community facilities, and future activity centres. As Perth's northern corridor continues to expand, opportunities of this scale are becoming increasingly difficult to secure.

Adding immediate value to the holding, the property benefits from a periodic lease generating approximately $30,000 per annum, providing an income stream while future planning outcomes continue to evolve.

A significant additional asset is the inclusion of a transferable 52,000kL water licence, a valuable resource that further enhances the property's appeal for investors, land-bankers, agricultural operators, and future development interests alike.

Offering scale, income, water security, and exposure to one of Western

4.04ha

Price	SOLD for $5,500,000
Property Type	Residential
Property ID	33307
Land Area	4.04 ha

Agent Details

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Office Details

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Australia's most strategically important urban expansion areas, 75 Ashby Road represents a compelling long-term acquisition opportunity.

Investment & Development Highlights

• Approximately 4.04 hectares (40,400sqm) of strategically positioned land
• Urban Deferred zoning within Precinct 12 of the East Wanneroo District Structure Plan
• Part of a broader structure plan anticipated to deliver approximately 7,500 future dwellings
• Transferable 52,000kL water licence included in the sale
• Periodic lease providing approximately $30,000 per annum income
• Significant landholding with long-term development and investment potential
• Strategic position within Perth's northern growth corridor
• Proximity to Wanneroo Road, existing services, employment hubs, and planned future infrastructure

For developers, investors and strategic land-bankers seeking scale and future upside within one of Perth's most important growth fronts, 75 Ashby Street presents an increasingly rare opportunity to secure a substantial holding in a tightly held precinct.

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.