

Just Listed



Future Potential, Income & Scale in One Exceptional Opportunity

Positioned within one of Perth's most significant future urban growth corridors, 75 Ashby Road, 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

4.04 ha

Price

Expressions of Interest

Property Type

Residential

Property ID

33307

Land Area

4.04 ha

Agent Details

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Office Details

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XCEED REAL ESTATE

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 Road presents an increasingly rare opportunity to secure a substantial holding in a tightly held precinct.

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