







A Landmark 3.65ha Estate with Lake Views, Income & Future Potential

6 6 3.65ha

YOU'RE NOT BUYING A HOUSE. YOU'RE CONTROLLING 36,500SQM OF STRATEGIC LAND IN THE PATH OF PERTH'S NORTHERN EXPANSION.

Positioned within one of Perth's emerging northern growth corridors, this remarkable 3.65-hectare (36,500sqm) estate represents a rare opportunity to secure a substantial landholding offering immediate lifestyle benefits, multiple income streams, operational flexibility and significant long-term upside.

Set on elevated ground with sweeping views across surrounding wetlands and lakes, the property enjoys a commanding position seldom found within such close proximity to established urban amenities. The substantial two-storey residence provides over 300sqm of living space, capturing picturesque outlooks from both levels while offering the space and privacy expected of a premium rural lifestyle property.

What truly separates this property from anything else currently available is the breadth of improvements already established across the site.

In addition to the main residence, the property includes two separate granny flats, creating outstanding flexibility for extended family living, guest accommodation, staff quarters or supplementary rental income. Whether accommodating multiple generations under one holding or generating

Price	Expressions of Interest
Property Type	Residential
Property ID	33309
Land Area	3.65 ha

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additional cash flow, the ancillary dwellings significantly enhance the property's overall appeal and functionality.

The extensive infrastructure continues with multiple large workshops, sheds and storage facilities, providing exceptional utility for business owners, contractors, tradespeople, equipment operators or investors seeking an asset with immediate operational capability.

Property Highlights:

• 3.65 hectares (36,500sqm) of elevated land
• Substantial two-storey residence with over 300sqm of living space
• Stunning lake and wetland outlooks
• Two separate granny flats
• Multiple large workshops and sheds
• Extensive storage and operational areas
• Ideal for business owners, contractors and land-bank investors
• Multi-generational living potential
• Additional income-generating opportunities
• Convenient access to major transport routes
• Exceptional privacy and future growth potential

THE OPPORTUNITY

Properties of this scale are becoming increasingly scarce throughout Perth's northern corridor.

While today's owner can immediately enjoy the lifestyle, accommodation and business benefits already established on-site, astute investors will recognise the strategic significance of controlling a landholding of this size within an area experiencing continued population growth, infrastructure investment and long-term urban expansion.

The true value proposition extends far beyond the residence itself.

This is a property capable of serving multiple purposes simultaneously:

• Premium lifestyle estate
• Family compound
• Business headquarters
• Storage and operational facility
• Investment asset with multiple income streams
• Strategic land bank for the future

Whether you are seeking a substantial family estate, a business base with extensive infrastructure, or a long-term investment in Perth's future growth corridor, opportunities of this calibre are exceptionally rare.

Large landholdings can be purchased.

Strategic landholdings are controlled.

This is your opportunity to secure 36,500sqm of strategic land in one of Perth's most tightly held growth corridors.

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