



## Lot 7 Layman Road, BUSSELTON, WA 6280

92ha Exclusive Opportunity | Landbank | Lifestyle | Conservation

**92.63 hectares, 228.88 acres**

A rare opportunity awaits with this substantial 92-hectare landholding, ideally positioned in the heart of Busselton's growth corridor.

Currently zoned Rural, the property enjoys a strategic location directly adjacent to the established Newport Geographe residential area, presenting significant future development opportunities (STCA).

The property commands a premium location in close proximity to the vibrant Busselton CBD and associated amenities and walking distance to the pristine beaches of Geographe Bay.

### Key Development Highlights

Substantial 92-hectare rural-zoned holding strategically positioned in the Geographe Busselton growth corridor.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P185561

**SALE DETAILS**

**Expressions Of Interest**

**CONTACT DETAILS**

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Jeff Wootton**

0418 827 908

Compelling land-banking and development opportunity in one of Western Australia's most prestigious and fastest-growing coastal regions.

Prime location between Busselton CBD and Port Geographe, two major activity and growth centres.

Extensive frontage to Layman Road, offering excellent access, high visibility, and future subdivision flexibility.

Minutes from the iconic Busselton Jetty and Busselton's commercial, retail, and civic precincts.

Located within a strong population and tourism growth market, ensuring long-term demand increase in value.

Significant development potential, subject to rezoning and statutory approvals.

Scale and configuration suitable for staged development outcomes (subject to approvals).

Coastal-rural setting with proximity to pristine beaches, local wineries, and the broader Margaret River region, enhancing end-product appeal.

Natural features, including seasonal wetlands.

This property represents a rare large-format development and land-banking opportunity in a tightly held coastal market. With its scale, proximity to world-class coastal amenities, and adjacency to premium residential developments, Lot 7 Layman Road represents one of the South West's most exciting and tightly held land opportunities for developers and investors seeking long-term value creation.

- Land Area 92.6275 hectares





