



184 Melbourne Road, WANERIE, WA 6503

Own the Ultimate Flex: Your Private 100-Acre Riverside Haven!

Why squeeze into a caravan park when you can own your own 100-acre paradise? Nestled along the stunning Moore River in Wanerie, just 45 minutes from the Perth metro, this 40.47ha retreat is the ultimate flex-a rare, multi-generational escape for families who want it all. Completely off grid!

Property at a Glance

Size: 40.47ha (100 acres) of endless possibilities

Zoning: General Rural - Lifestyle, farming, or tourism-ready

Price: From \$1.5M (seller is firm)

Location: Wanerie, Shire of Gingin, WA 6503

Highlight: ~1.5km of exclusive Moore River frontage

Limestone driveway and access to amenities

TYPE: For Sale

INTERNET ID: 300P187546

SALE DETAILS

From \$1,500,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern
Highway
BELMONT, WA
08 9422 2444

Michael Sala Tenna

0407 378 493

What Makes This Property Unmissable

Riverside Retreat: ~1500m of Moore River frontage for kayaking, fishing, or sunset strolls.

Ready-to-Enjoy Features:

Huge 480m² lock-up shed (32m x 15m) for vehicles, gear, or hobbies.

Two stylish glamping tents with private bathrooms-perfect for guests or teens.

"Grump's Bar & Oasis": Your go-to outdoor kitchen and party zone for epic family gatherings.

1x1 modular unit with river views for quiet escapes.

Space for All

Lush lawns, parklands, and a large hardstand area for parking or play.

Private & Secure: Gated entrance for your exclusive retreat, cameras and alarms

Multi-Generational Memories Await

This is your family's playground for all ages! Grandparents can unwind by the river, parents can fire up the barbie at Grump's Oasis, and kids can tear it up on bikes or quads. Explore Guilderton's beaches (10 mins), sip craft brews at Moore River Brewery, or venture to Two Rocks Marina (25 mins) or Yanchep (30 mins). With Perth under an hour away, you get seclusion without isolation.

Why Settle for a Caravan Park?

Skip the crowded campsites-this is your private, 100-acre escape! Host multi-generational reunions, start a glamping side hustle, or just soak in the freedom of your own land. This is the ultimate flex: a property that says, "We live life our way."

Don't Miss Out

Only one family will claim this rare riverside retreat-act now! Contact us today to tour this one-of-a-kind property and secure your family's legacy.

Get in Touch

Plan ahead, contact me on 0407 378 493 to book your private viewing (qualified buyers only)!

Inclusions

The following items are included in the property sale price

Buildings and Fixtures

Studio

Queen bed, bedside table x 2, lamp x 2, couch/fold out bed, coffee table x 2, dining table, chairs x 2, cutlery, crockery, TV x 2, washing machine, dishwasher, microwave, coffee machine, wall prints, linen x 2 sets, hot water system, air conditioning unit, fire extinguisher, outside table and 2 chairs, BBQ, gas bottle, bath, satellite TV antenna, flood lights.

Camp Kitchen/Bathroom and Two Store Areas:

Tables x 3, chairs x approximately 15, fridge x 2, stainless steel benches, cutlery, crockery, coffee machine, built in Webber BBQ x 2, gas bottles x 2, flood lights, festoon lights, automatic shutters, hot water system, defibrillator, first aid kit, fire extinguisher x 2.

Glamping Tent 1

Queen bed, bedside table x 2, lamp x 2, single lounge chair x 2, linen x 2 sets, outside couch with cushions, single chairs with cushions x 2, coffee table, hot water system, bathroom.

Glamping Tent 2

Queen bed, bedside table x 2, lamp x 2, single lounge chair x 2, linen x 2 sets, outside couch with cushions, single chairs with cushions x 2, coffee table, hot water system, bathroom.

Irrigation Manifold Shed

Wood Shed

Workshop Shed

Fixed wall shelving, fixed wall workbenches, mezzanine, off grid solar power system, back up generator, 4500L x 6 rainwater drinking tanks, drinking water pump, 4500L rainwater wash down tank, wash down pump,

4500L rainwater general use tank.

Diesel Storage Shed: 10,000L diesel storage tank, metered pump.

Other features: 3 Phase Power, Area Views, Bush Retreat, River Views, Security System, Toilet Facilities

- Land Area 40.4732 hectares
- Bedrooms: 3
- Bathrooms: 3







