



## 172/ Mercer Road, LANGE, WA 6330

### Where Space, Location & Potential Collide

Location does the heavy lifting here, and it does it well. Sitting on a rare 4 hectares and still right in the mix - close to shopping centres and everyday conveniences, this property is one of those opportunities that doesn't come around often.

Once a productive market garden, the land now falls within the future North Albany Structure Plan, adding a whole new layer of long-term appeal. Whether you're thinking lifestyle today, investment tomorrow, or a blend of both, this block gives you options and that's where the real value lies.

The hard work has already been done on the home.

Recently renovated, this two-storey residence offers four bedrooms, two bathrooms, two living areas, and a balcony that looks out over the southerly farming land beyond. The owners have leaned into an industrial, raw aesthetic-bold, modern, and full of personality-but there's still room to soften it, personalise it, or take it in your own direction. Think of it as a finished structure with creative freedom still intact.

Outside, the property continues to deliver.

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:** 300P189160

#### SALE DETAILS

**OA \$1,350,000**

#### CONTACT DETAILS

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Neels Delpot**  
0450 451 401

A 12m x 8m powered shed with three-phase power handles the practical side of things with ease. There's a solid chook run, two concrete water tanks, a cellar ready to be whatever you imagine, and acres of space for kids, animals, gardens, or simply breathing room.

Clean up the block, revive the gardens, run a few horses, start a hobby farm, or land-bank for the future-the choice is yours. Live it, work it, or plan ahead. However you look at it, this is a lifestyle property with genuine upside and a future that's hard to ignore.

Other features: Area Views, Bush Retreat, Close to Shops, Creative

- Land Area 4.04 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite









