



## Chapman Valley Road, NABAWA, WA 6532

Flexible Landholding with Dual Zoning and Future Development Potential

**6.47 hectares, 15.99 acres**

Positioned in the heart of the Chapman Valley, this expansive 6.47-hectare parcel presents a rare and flexible landholding with genuine future potential.

Split across two zoning areas-Urban Development and Rural-this property offers a strategic opportunity for buyers looking to secure land with options. The Urban Development zoning provides scope for residential housing and select business uses (STCA), adding another layer of versatility and long-term upside.

With power and water available, the block is ready for your vision to take shape. The dual zoning opens the door to dividing the land, allowing you to retain a portion for lifestyle living while unlocking value through the sale or development of the other-ideal for those looking to balance lifestyle and investment.

Beyond the boundaries, the Chapman Valley community is a key part of the appeal. Known for its strong local spirit, sporting culture and welcoming atmosphere, it's a place where people feel connected. The Nabawa Tavern serves as a central hub, bringing

**TYPE:** For Sale

**INTERNET ID:** 300P195711

**SALE DETAILS**

**\$499,000**

**CONTACT DETAILS**

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together locals and weekend visitors alike, contributing to the vibrancy of the area.

Importantly, ongoing and proposed major developments across the Midwest region continue to drive interest and growth, further underpinning the long-term value and potential of landholdings like this.

Surrounded by natural beauty and within easy reach of Geraldton, this is a chance to secure space, flexibility and future upside in one of the region's most picturesque lifestyle corridors.

A smart acquisition for those thinking beyond today-build, divide or landbank and reap the rewards

- Land Area 6.4700 hectares



