



56 Third Street, HARVEY, WA 6220

YOUR NEXT DEVELOPMENT AWAITS

Elders Real Estate is delighted to present 56 Third Street, Harvey to the market as a truly unique opportunity offering development potential, lifestyle appeal, agricultural pursuits, and investment opportunities all within one substantial landholding.

Spanning approximately 7.314 acres (2.959 hectares) of Urban Development zoned land, this property presents an exceptional opportunity.

Residential Development Potential

Subject to the approval of the relevant authorities, including the Western Australian Planning Commission, the property offers exciting potential for future subdivision and development, making it an attractive proposition for those seeking to capitalise on Harvey's continued growth.

The current owners previously obtained development approval for a retirement village concept on the property. While this approval has since expired, it demonstrates the site's development potential and suitability for larger-scale projects. Prospective purchasers are encouraged to undertake their own due diligence with the relevant authorities regarding future development applications and approval requirements.

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: 300P197130

SALE DETAILS

ALL OFFERS INVITED

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

Lifestyle & Farming Opportunity

Beyond its development potential, the property offers a desirable rural lifestyle. The existing citrus farming infrastructure provides an excellent foundation for continued agricultural operations, hobby farming, or diversification into other agricultural ventures (again subject to approval).

The property includes an established:

- Three-bedroom, one-bathroom residence
- Large shed and supporting infrastructure
- Existing citrus farming improvements
- 10 Megs of Harvey Irrigation Water

The home is being sold on an "as is" basis, with a timber pest inspection report available upon request. The existing residence also provides the opportunity for rental income while future development plans are considered.

Services & Outgoings

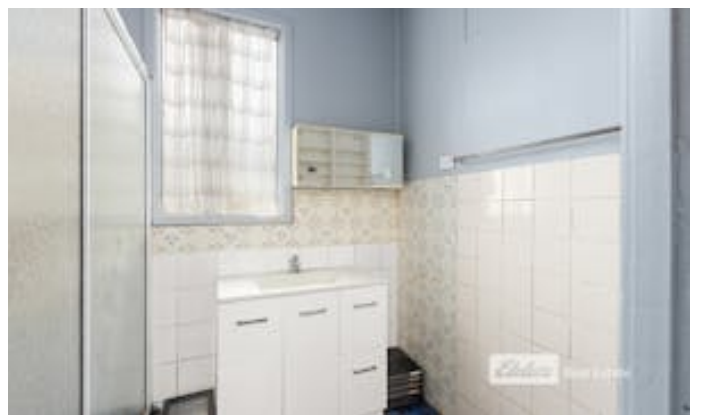
- Connected to Town Water and Harvey Water allocation (10 Megs)
- Deep Sewerage Connected
- Residential Water Rates: \$1,643.28 per annum (approx.)
- Shire Rates: \$2,118.00 per annum (approx.)
- Zoning - Urban Development

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering

into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

- Land Area 7.3 acres
- Bedrooms: 3
- Bathrooms: 1







56 Third Street, Harvey



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Marques Photography gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.