



477 Chegwiddden Avenue, MERREDIN, WA 6415

Calling Developers – Rare Large Landholding with Endless Potential!

9,940.00 square metres,

Developers, investors and lifestyle buyers - this is an opportunity you don't want to miss!

Positioned in a fantastic location, 477 Chegwiddden Avenue, Merredin offers an impressive 12,400m² parcel of land with outstanding potential for future development (STCA).

With a generous footprint and located just 2.5 kilometres from the Merredin town centre, this property presents a rare opportunity to secure a substantial holding close to all essential amenities while enjoying the space and flexibility of a large lifestyle block.

Whether you're looking to explore subdivision potential, landbank for the future, or create your own private lifestyle retreat, this property provides the perfect canvas.

Featuring Bates Street frontage, excellent accessibility and positioned within a popular area, this is the type of landholding that rarely becomes available.

Property Features:

TYPE: For Sale

INTERNET ID: 300P198669

SALE DETAILS

\$150,000

CONTACT DETAILS

Elders Real Estate
74 Mitchell Street
Merredin, WA
08 9041 6500

Steve Gregory
0429 874 874

- Huge 12,400m² land parcel
- Potential subdivision opportunity (STCA)
- Ideal development site or future investment
- Perfect lifestyle block with room to move
- Great location in a popular area
- Only 2.5km to the Merredin town centre
- Fantastic value at only \$150,000

Calling all developers!

Large parcels of land this close to town are becoming increasingly difficult to secure. Whether you're planning your next project, looking for a long-term investment, or wanting a unique lifestyle property, 477 Chegwiddden Avenue deserves your attention.

Opportunities like this don't come along often - secure yours today!

Contact Steve Gregory on 0429 874 874 for more information.

Developers take note!

Secure the opportunity to purchase up to 2.98 hectares (29,882.48m²) across multiple adjoining parcels, offering exciting future development potential (STCA).

Contact the agent today to discuss the possibilities and unlock the potential of this rare Merredin opportunity.

- Land Area 9,940.00 square metres