



## 27 CLIFTON DOWNS ROAD, Herron WA

### KEY INFORMATION

#### Address

27 CLIFTON DOWNS ROAD, Herron WA

#### Price

\$1,590,000 (+ \$849,000 for next door if required)

#### Type

Commercial / Land/Development

#### Land Area

162000 sqm

#### Build Area

N/A

#### Car Spaces

N/A

#### Listing Type

Sale

Are you searching for a serene country lifestyle that offers more than just a place to live? Look no further than this stunning property. With a plethora of unique and desirable features, it's sure to exceed your expectations. Take a closer look and experience the ultimate in countryside living.

The Agora Property Group and Raine & Horne Mandurah are delighted to offer for sale this outstanding rural holding located in Herron.

Located some 23 kilometres south of the City of Mandurah, this idyllic country hideaway has it all and further enjoys the benefits associated with only a short drive to the city and all its amenities and services.

### THE PROPERTY HOLDING COMPRISES:

#### 27 CLIFTON DOWNS ROAD

This awesome 10.2 hectare (approx. 25.22 acres) piece of land is right on the edge of Lake Clifton. It's the perfect place to experience a peaceful and relaxed country lifestyle like no other.

The property has a 3-4 bedroom homestead-style cottage and extensive free-standing improvements, including numerous sheds, a refurbished train carriage, a studio cottage, open gazebo structures, an amphitheatre/lake setting and much more. This property offers the perfect hideaway to escape the hustle and bustle of city life.

Situated in a parkland setting with stands of large, mature trees and scenic walks, enjoy being surrounded by kangaroos, rabbits, and a large variety of bird life. A nature lover's paradise.

A 20-minute drive to Mandurah and just over an hour's drive from Perth, it makes commuting to the city for work or leisure activities a breeze. It offers the best of both worlds.

Don't miss out on this opportunity to secure your own piece of paradise.



Level 1, 187 Stirling Highway,  
Nedlands WA 6009  
Asking Price \$1,590,000.00  
T (08) 9386 9981

[www.agoraproperty.com.au/property/22912797](http://www.agoraproperty.com.au/property/22912797)

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### Please note:

Land available next door is 23 CLIFTON DOWNS ROAD - Asking Price \$849,000