



## 53-59 Lakes Road, Greenfields WA

### KEY INFORMATION

#### Address

53-59 Lakes Road, Greenfields WA

#### Price

Offers Invited

#### Type

Commercial / Land/Development

#### Land Area

20260 sqm

#### Build Area

20260 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

This is an opportunity to secure a 2.026 Ha Infill Development Site in the southern metropolitan region, 3.5km\* east of the Mandurah City Centre in close proximity to the Peel Health Campus and Aegis Aged Care Service.

Key features include:

- ? 2.026 Ha Infill Development Site
- ? High exposure Lakes Road Frontage
- ? Close proximity to the Peel Health Campus and Aegis Greenfields
- ? Excellent access to main arterial roads including Forrest Highway and Pinjarra Road
- ? Located 3.5km\* east of the Mandurah City Centre
- ? Situated 70km\* south of Perth in a strong growth corridor.
- ? Approved zoning for Medical with potential for R40\*\* Residential (STCA)

### ZONING:

All parties must make their own investigations with the City of Mandurah.

- ? City of Mandurah Local Planning Scheme No.12: Urban Development
- ? Mandurah East Structure Plan: Residential Development with potential mixed-use opportunities. Lots adjacent to Lakes Road have the opportunity to provide for non-residential land uses, integrated into the residential area through building design.
- ? Lakes Road Local Structure Plan: originally zoned "Residential R40" but was amended on 27 September 2022 to "Special Use (Healthcare)"

### AGENT INFORMATION



**Jonathan Kilborn**  
PRINCIPAL AND LICENSEE

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M. 0404 796 137



**Shannon Swarts**  
ASSOCIATE DIRECTOR

08 9386 9981  
0448218629

### TITLE DETAILS:

Lot 4 on D029224 on Vol 1732 Folio 521.

### SALE PROCESS:

The property is being sold via 'Offers Invited'. A copy of the EOI document & Information Memorandum is available on request.



Level 1, 1833 Lakes Road, Greenfields, Nedlands WA 6009  
53-59 Lakes Road provides a prime location accompanied by an abundance of amenities, making it an ideal opportunity for Developers, so seize your chance and make your mark on Greenfields.  
T (08) 9386 9981 [www.agoraproperty.com.au/property/26605571](http://www.agoraproperty.com.au/property/26605571)

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\*Approximate