



## 60 Forest Road, HENLEY BROOK

DECEASED ESTATE on the SWAN RIVER - Swan Valley Winery Region \*\*\* SECOND CHANCE SALE FALLEN THROUGH \*\*\*

\*\* SORRY HOME OPEN CANCELLED TODAY - 12 NOV 17 \*\*

MOTIVATED SELLER SAYS "ALL REASONABLE OFFERS WILL BE CONSIDERED"

With a limited number of riverside properties that will EVER come to market in Perth, this is a ONCE IN A LIFETIME OPPORTUNITY to secure your own prime RIVERFRONT property requiring some TLC but with outstanding potential:

The property is being sold "AS IS" and includes:

- 2 Storey Home built 1990, Brick & Iron Construction
- 8 Bedroom, 8 Bathroom (ex Guest House)
- Commercial size kitchen (requires re-fit)
- Ex Function Centre/Restaurant (multi-use layout)
- Stables
- Below Ground Swimming Pool
- Licensed Bore, Rain & Bore Water Storage Tanks

**TYPE:** For Sale

**INTERNET ID:** 16847923

**SALE DETAILS**

**\$1,750,000**

**CONTACT DETAILS**

**ELDERS WETHERALL  
REAL ESTATE**

83 Whatley Crescent  
Bayswater, WA  
08 9371 1000

**Heidi McAtee**  
0406 321 770

- Premium Elevated Block
- Land size: 11.6 Acres (4.69 Hectares)
- Direct access to Swan River
- Prime Tourism Precinct off West Swan Road
- Just 30 mins drive to Perth CBD!

LAND SIZE / DETAILS:

- 4.6974 Hectares (or approx 11.6 acres)
- Access to Swan River
- Pastured paddocks and side race to river

TITLE / ZONING:

- Lot 105 on Deposited Plan 53521. Volume 2674, Folio 180
- Zoning: LPS17 Zoning - Swan Valley Rural

WATER DETAILS:

- Licensed Bore - Department of Water Ground Water Licence 153754 (4150 kL)
- Separate Rain & Bore Water Storage Tanks
- This property is currently utilising septic tanks

To view or for more detailed information, please call Heidi at any time on 0406 321 770

Other features: Close to Schools, Close to Shops, Close to Transport, Fireplace(s), Garden, Terrace/Balcony, Stables

- Land Area 46974 square metres
- Bedrooms: 8
- Bathrooms: 8
- Car Parks: 20
- Swimming Pool
- Air Conditioning







