



5 Old Mooliabeenee Road, Gingin

Build Your Future on a Spacious 1,016m² Block

Discover the potential of this well-positioned **1,016m²** block, ideally located within the Gingin townsite. Zoned **Residential/General Rural**, this property presents an excellent opportunity to build your dream home or invest in one of Western Australia's growing regional communities.

Conveniently situated just a short drive from the new Gingin Eco Lifestyle Village and Sports Centre, the location offers the perfect balance of peaceful country living with easy access to local amenities.

The block features established mature trees at the rear, providing natural privacy and shade, while **scheme water is already connected** for added convenience. Existing septic tanks are located on the property; however, buyers should note they may require maintenance or upgrading.

The Shire of Gingin is a thriving and rapidly growing region, located just over an hour from Perth and approximately one hour from the beautiful beaches of Lancelin—offering the best of both worlds with a relaxed rural lifestyle and the coast within easy reach.

Gingin itself is one of Western Australia's oldest and most charming towns, home to approximately 5,700 residents across the wider shire. The community offers a range of essential services and amenities, including an aquatic centre, medical centre, district high school, IGA supermarket, cafés, sporting facilities, and a welcoming country atmosphere.

Whether you're looking to build your forever home or secure land in an expanding regional town, this is an opportunity not to be missed.

 1,016 m2

Price	\$199,000
Property Type	Residential
Property ID	1977
Land Area	1,016 m2

Agent Details

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