

Lot 100 Mount John Rd, Herron, WA 6211

EXPRESSIONS OF INTEREST

House 9 8



Live, Create, Invest - The Complete Rural Lifestyle Estate

Discover this rare 12.37-hectare (30ac) rural property in Herron WA, an off-grid haven just 20km from Mandurah and bordering Yalgorup National Park and Lake Clifton Thrombolites. Ideal for commercial or hobby farming, equestrian pursuits, multi-generational living, or a tranquil family retreat in the Peel Region, this versatile rural-zoned land offers prime subdivision potential into multiple lots. Boasting stunning views to Lake Clifton and the Indian Ocean to the west, and Peel Inlet to the east, the property is set in parkland-cleared Tuart and Peppermint woodland. With easy access to South Western Highway and Forrest Highway, extensive bitumen driveways, and a history of commercial hydroponic and wildflower horticulture, it's perfect for rural lifestyle buyers or investors seeking development opportunities in WA's growing Peel Region. Subdivision-ready with existing infrastructure - enquire now for your private viewing!

Open for Inspection

By Appointment.

- North Building (2 Bed, 2 Bath - 358sqm): A stunning double-brick, 4-level home perfect as an owner's residence or guest accommodation in Herron WA. Features open-plan living, a modern kitchen, two spacious bedrooms with ensuites and walk-in robes, large windows with roller shutters for natural light, high ceiling, and panoramic rural views from the third-storey lookout. Includes multi-level balconies, a 3.4m high concrete undercroft with 4-car garage and workshop - ample space for a motorhome or RV.
- Central Building (3 Bed, 3 Bath - 192 sqm): The centerpiece of this multi-generational rural home near Mandurah, with a generous layout including three bedrooms, three bathrooms, a country-style Jarrah kitchen, cozy fireplace, and living areas opening to verandas, outdoor entertaining spaces, and a pool. High ceilings, a mezzanine gaming area, and premium finishes make it ideal for family events, guests, or high-yield rental in the Peel Region's hobby farm market.
- South Building (Recording Studio - 247sqm): A versatile 3-level building without wet areas, set up as a professional music and podcast recording studio with acoustic treatment, separate control room, patch wiring, and large windows with roller shutters. Adaptable for commercial media creation, large office, or event space - generating additional income in this serene rural setting near Yalgorup National Park.
- West Building (4 Bed, 3 Bath - 340sqm): An expansive European-style, near-complete double-brick residence with four bedrooms, three bathrooms, and 3-level living spaces. Customize and complete this building to your taste on this subdivision-potential property - primed for luxurious family living or rental income on its own lot, enhancing value in Herron WA's rural lifestyle scene.
- Property Infrastructure & Highlights: Equipped with a water bore, 350kL rainwater storage, extensive irrigated areas, septic system, off-grid power, Wireless NBN or Starlink connectivity, LPG gas hot water, and substantial bitumen driveways with large hardstand parking. (Total: 10 living areas, 9 bedrooms, 7 bathrooms)

Listed By

The Office

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