

Lot 101 Mount John Rd, Herron, WA 6211

EXPRESSIONS OF INTEREST

Residential Land



Rare 3.4ha Cleared Rural Acreage

2MW 22kV High-Voltage Connection - Ideal for Solar PV, BESS & Renewable Energy Project

An outstanding development and lifestyle opportunity on 3.4 hectares (8.4 acres) of fully cleared Rural-zoned land at Lot 101 Mount John Road, Herron WA 6211. Previously used extensively for wildflower horticulture and hydroponic agriculture, the site offers established cleared building envelopes ready for a substantial new family residence and large commercial workshop building and solar renewable projects (subject to standard approvals).

Open for Inspection

By Appointment.

This Herron rural acreage is supported by quality existing infrastructure, including: • Dual water bores (1x 3-phase high capacity) • 1,800 kL bunded concrete tanks with central pumping station • Two quality sheds: large enclosed workshop (22m x 9m) and smaller shed (14m x 6m) • Premium insulated sandwich-panel building (21m x 7m) with office and control room • 450 lineal metres of sealed bitumen driveways and truck hardstands, loading ramps and bunded areas

Renewable Energy Highlight The site features rare 22kV high-voltage power infrastructure with an existing high-power 2MW network connection, switchgear and earthing - offering immediate potential for a large-scale solar PV generation project, BESS (battery energy storage system) or hybrid renewable energy development without the usual grid connection delays or costs.

Zoned Rural under the City of Mandurah Local Planning Scheme, the land permits one dwelling house plus a wide range of commercial, agribusiness and renewable energy uses (subject to approvals).

Perfectly positioned between Lake Clifton and the Harvey Estuary with direct sealed Mount John Road frontage, this Herron WA property provides a peaceful rural lifestyle only 20 minutes from Mandurah CBD and under 70 minutes to Perth.

Whether you are seeking a premium acreage lifestyle block in Herron or a versatile site with strong value-add potential for light industry, solar PV, BESS or renewable energy projects, this property delivers genuine versatility and appeal.

Price: By Negotiation EOI Serious enquiries only. Private inspections by appointment. Full Power Station Asset Information Memorandum available to qualified buyers. Call Dane Stanley today.

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Listed By

The Office
Phone: (08) 9581 3399

