



**FOR SALE/
LEASE**

459 Nicholson Road
Forrestdale, WA 6112

THE PROPERTY

Range, in conjunction with Cushman & Wakefield, is delighted to introduce to the market 459 Nicholson Road, Forrestdale. This 2.48-hectare vacant land parcel is strategically located just off Armadale Road, offering an exceptional opportunity for development.

With the flexibility of options to both purchase or ground lease the site, this vacant block of land is a versatile canvas for your development plans. Its a prime location in Forrestdale, with easy access to Armadale Road, ensures that this site is well-connected and ready for a wide range of potential uses.

Investment Highlights:

- Versatile development opportunity
- Close to new AIC School opening in 2024
- High growth area

EXECUTIVE SUMMARY

Address	459 Nicholson Road Forrestdale, WA 6112
Interest For Sale	100%
Site Area	24,815sqm - 2.482ha (vacant land)
Title Particulars	Lot 285 on Deposited Plan 226029 Volume 1007, Folio 222
Zoning	Rural Living
DA Status	DA Approved - Childcare
Sale Details	For Sale via Private Treaty

FOR SALE/ LEASE

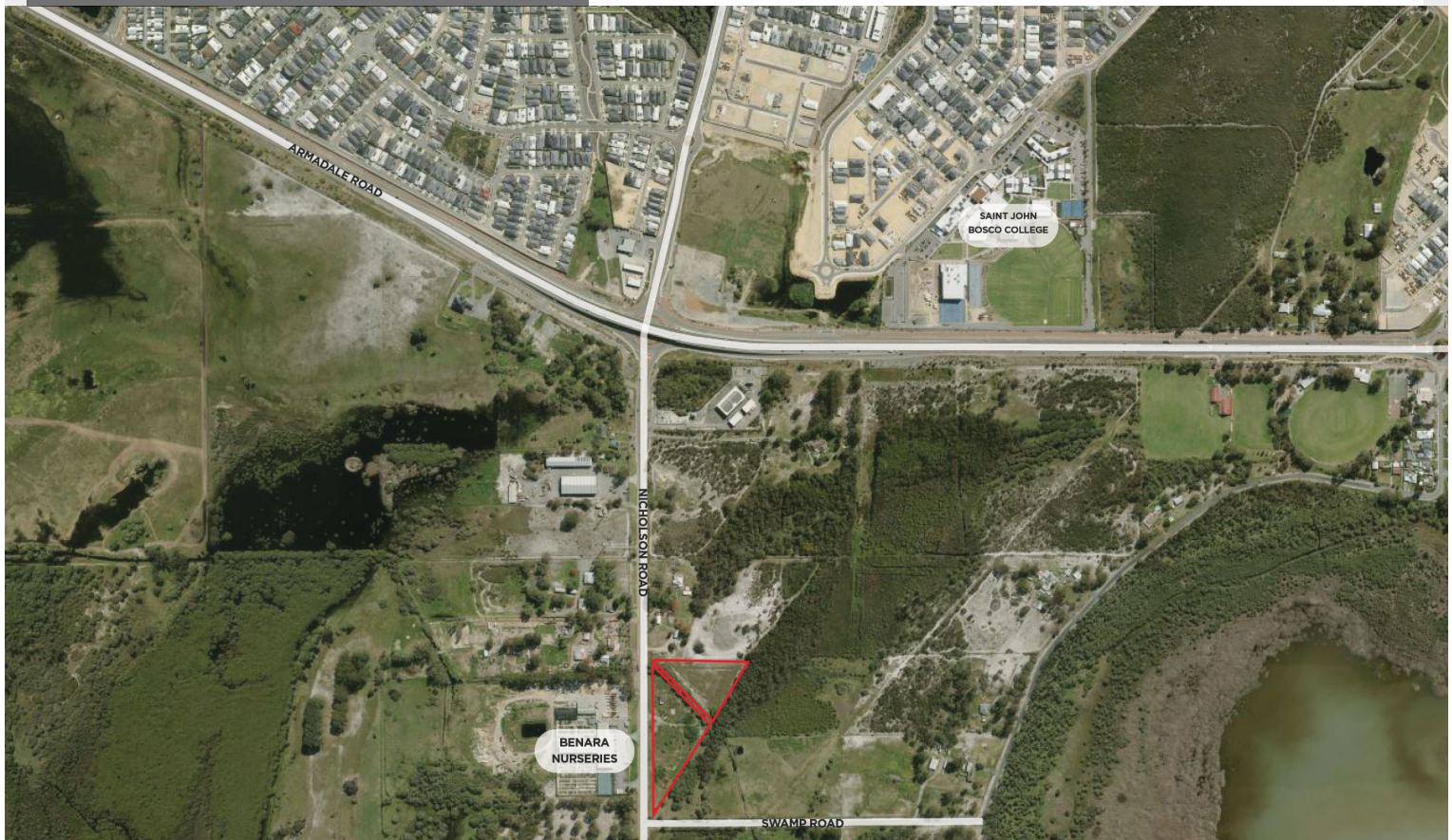
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THE LOCATION

Forrestdale is a high growth suburb within the City of Armadale located 20kms south-east of the Perth CBD. In 2021, the Forrestdale population was estimated to be 1,060 residents and it is forecast to increase by an average annual growth rate of 17.27% to 5,215 by 2031. The greater City of Armadale has an estimated 2023 population of 103,602 residents which is forecast to grow by 26.8% over the next 10 years to 131,327 residents.

The suburb has strong access routes being bounded by Tonkin Highway and Armadale Road to the Kwinana Freeway.

459 Nicholson Road is on route from the residential catchment and less than 1.5 minutes' drive to the new 8.7-hectare AIC School trading from 2024.



FOR MORE INFORMATION PLEASE CONTACT:



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