



89 Fletcher Road, Karnup



Rural Space, Serious Infrastructure, Endless Possibility

Productive Rural Holding with Extensive Infrastructure & Lifestyle Opportunity

Advantas Property Group has the pleasure of presenting, 89 Fletcher Rd. Set within the highly sought-after rural precinct of Karnup, this exceptional 2.57 hectare (approx. 6.4 acre) property presents a rare opportunity to secure a fully established rural holding with income capability, infrastructure and lifestyle upside.

Fully cleared, fully fenced and extensively improved, this property is ready for immediate use while also offering the perfect platform to create your dream rural lifestyle.

Land & Lifestyle

- 2.57 hectares (6.4 acres approx.)
- Rural zoning

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Price

contact
agent

Property Type

Residential

Property ID 403

Agent Details

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Office Details

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A D V A N T A S

- Fully cleared land
- Fully fenced boundaries
- Open building envelope ready for you to build your dream home
- Future subdivision potential (STCA)

With an open building envelope already in place, buyers have the flexibility to design and construct a custom residence while retaining full operational use of the land.

Water & Services

- 2 bores
 - - 1 x 15hp pump servicing the garden
 - 1 x 10hp pump servicing the shed
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- 40,000kL water licence
- Fully reticulated for crop production
- 3-phase electricity connected

The property is exceptionally well-equipped for horticulture, market garden production or rural enterprise.

Infrastructure

- 2 x 18m x 9m sheds (one air-conditioned)
- 1 x 14m x 9m open-front shed
- 6m x 6m garage
- 3m x 6m storage shed
- Kitchen and WC facilities within main shed
- 6m x 3m cool room (approx. 8 pallet capacity)
- Dedicated packing shed setup

This is a true turnkey setup suited to horticulture, storage, rural trade or light rural business use.

Opportunities of this scale and infrastructure level are tightly held in Karnup. Whether you're seeking a productive rural base, a lifestyle property with income capacity, or land

with long-term future upside (STCA), 89 Fletcher Road delivers flexibility, functionality and growth potential.

Contact Tony Wrobluskie now on 0407655429 for more information and a private walk around

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