

## Pearcedale, 845 - 847 Baxter Tooradin Road

Discover an Exceptional Land-Banking and Development Gem in Pearcedale!

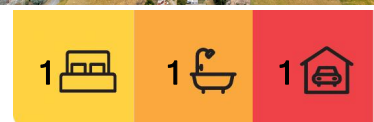
Perched on the cusp of Pearcedale's high-density residential area and framed by the tranquil western banks of Langwarrin Creek, this rare 27-acre (approx.) property spans two separate titles, offering an unparalleled land-banking and development prospect.

Boasting a premier location and substantial acreage, this site seamlessly blends Pearcedale's natural allure with urban convenience for investors, developers, or those seeking a long-term asset with vast potential (STCA).

Once part of the historic mid-century 'Langwarrin Estate' within Larnach's Estate, this property has preserved its natural charm for over 50 years. Equipped with essential services including mains power and water, two spacious sheds, and fully fenced grounds, this property offers flexibility for a range of future uses. The option to purchase one or both



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
CONTACT AGENT

**View**  
By Appointment

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titles gives investors and developers a tailored approach to realizing their vision.

Located just moments from Pearcedale Village Shopping Centre, Pearcedale Primary School, and Pearcedale Recreation Reserve, this property offers the perfect mix of rural privacy and urban accessibility. The nearby amenities enhance its value, supporting potential residential expansion or lifestyle properties for those seeking a unique real estate opportunity in a sought-after locale.

Properties of this size, heritage, and prime location are rare, presenting an extraordinary opportunity for visionary buyers interested in land banking or development in a high-demand area. Secure a piece of Pearcedale's legacy and tap into this remarkable development potential-act quickly to make it yours.

PHOTO ID REQUIRED AT OPEN HOMES.

Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matter.



## More About this Property

Property ID	80RHWR
Property Type	AcreageSemi-rural
Land Area	10.92 hectare

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