

Realmark

Wanneroo Rd

Bunnings

Hartman Dr

Gnangara Rd

R

For Sale

Set Date Sale, Offers Closing - Thursday 24th September 2026, 4PM (AWST)

208 Gnangara Road, Landsdale



Street Frontage, Holding Income, Future Upside.

Realmark Commercial is pleased to present 208 Gngangara Road, Landsdale to the market For Sale, the site combines secure holding income with genuine future development potential.

Set on a substantial 2,239sqm General Industry site, the property comprises an existing 510sqm workshop/warehouse, with the low site coverage providing scope to further utilise the landholding, subject to all relevant approvals.

Positioned on the prominent Gngangara Road, the property offers excellent exposure and convenient access to Landsdale's established industrial precinct and surrounding arterial road network.

Key Features:

- 2,239sqm General Industry landholding
- 510sqm workshop/warehouse
- Additional 60sqm storage shed
- Low site coverage with significant development potential
- High-traffic Gngangara Road frontage
- Leased through to February 2028
- No further lease options
- Strong holding investment with future upside
- Established Landsdale industrial precinct

The property is being sold via expressions of interest, set dale sale closing 4pm (AWST) Thursday the 24th of September 2026 (unless sold prior).

Property Information

208 Gngara Road, Landsale

GST Going Concern

Title Lot 880 on Deposited Plan 53580, Volume 2667 Folio 127

Zoning General Industry as part of the City of Wanneroo DPS 2

Outgoings PA*

- Council Rates: \$7,026.85
- Water Rates: \$1,499.00
- Land Tax: \$8,875.00

Tenancy Details

- Tenant Global Scaffold
- Leased to 1st Feb 2028
- Annual Rent - \$96,425 + Outgoings + GST
- Security bond held - \$11,666.88

Global Scaffold

Improvements

- 2,239sqm General Industry landholding
- 510sqm workshop/warehouse
- Additional 60sqm storage shed
- Low site coverage with significant development potential
- High-traffic Gngara Road frontage
- Strong holding investment with future upside
- Established Landsale industrial precinct

Who to talk to	Rob Dawson Director Commercial Sales & Leasing M: 0447 218 516 E: rdawson@realmark.com.au	Alex Taylor Senior Sales & Leasing Consultant M: 0439 443 191 E: ataylor@realmark.com.au
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The following information is attached.

- Landgate Info : Title

Please contact the agents for the lease & other DD items.

*approximately

Key Purchase Information

All Buyers will need to submit offer details noted below;

- See EOI Form in the electronic files
- Buyer entity - most important as it can't be changed
- Individuals must supply full legal names (as supplied on your drivers license / passport)
- Company's including ACN & address (Plus ABN) – you must provide all the director detail , which must included full names, email address and contact number
- Deposit amount
- Finance - How much you are borrowing, who the Lender will be and when approval will be.
- Settlement Agent
- Settlement Date

All offers are closing at 4PM on Thursday 24th September & will be submitted for consideration at the same time following the closing date.

The Seller reserves the right to consider any unconditional offers prior to the closing date.

Anti-Money Laundering (AML) Requirements

Under Australian Anti-Money Laundering and Counter-Terrorism Financing legislation, real estate agents are required to complete Customer Due Diligence (CDD) on purchasers.

Following acceptance of your offer, we will verify your identity and, where required, request additional information to meet our legal obligations. In some cases, we may rely on CDD completed by your settlement agent.

This process is completed securely through First AML, our trusted identity verification provider, and may include identity verification and, where required, requests for additional information to satisfy our legal obligations.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2667 127

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 880 ON DEPOSITED PLAN 53580

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

MITCHELL ATHOL IPSEN OF POST OFFICE BOX 1133, WANGARA

(T K362079) REGISTERED 2/10/2007

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. K308187 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 16/8/2007.
2. K308188 RESTRICTIVE COVENANT TO CITY OF WANNEROO SEE DEPOSITED PLAN 53580.
REGISTERED 16/8/2007.
3. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION SEE DEPOSITED PLAN 53580.
4. EASEMENT BENEFIT CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 53580.
5. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 53580.
6. K362080 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 2/10/2007.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP53580
PREVIOUS TITLE: 1726-578
PROPERTY STREET ADDRESS: 208 GNANGARA RD, LANDSDALE.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO

**It's our leverage to your advantage.
Contact us today.**



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Disclaimer

This information memorandum was prepared in September 2026 by:

Realmark Commercial Pty Ltd

ACN 110 296 458 ATF Realmark Commercial Trust , ABN 37 619 125 748 trading as Realmark Commercial

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Licensed Real Estate and Business Agent TC RA54527

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Potential purchasers should seek their own professional advice before applying the information or any information derived from it, to any particular circumstances.

The particulars contained in this report do not constitute an offer or Contract of Sale.

This report is provided on a confidential basis and is not to be re-supplied to any other person without the prior written consent from Realmark Commercial.