

**27a Caladenia Way, Koongamia, WA, 6056**

**Land For Sale**

Wednesday, 20 November 2024

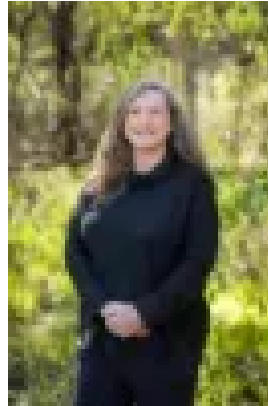


27a Caladenia Way, Koongamia, WA, 6056

Type: Land



Lindsay Earnshaw



Shirley Williams

## Fenced, Flat & Fabulously Ready

END DATE SALE: ALL OFFERS PRESENTED BY 2PM Wednesday 11th December 2024 (the seller reserves the right to sell prior to the end date without notice).

If you've already got the plans - whether in your head or on paper - of your perfectly designed home and you just need the perfect piece of land for it to go on, take a look at this near-level, fenced rear block. With an impressive 18.10m width and 12.84m depth, you'll have a great amount of space to decide on just the right layout to suit your lifestyle; whether that's an open-plan indoor/outdoor oasis perfect for entertaining or a cosy retreat for family living. The concrete driveway is already in place, and all essential services are conveniently located right at the end of it. The best part? No strata fees to worry about - just a blank canvas ready and waiting for you to build your dream home or a savvy investment property. This is the perfect spot for first-time builders, downsizers, or anyone looking to make a smart move in Perth's rapidly developing property market.

And what a smart move this is. This block offers a fabulous combination of convenience and being surrounded by some great up and coming suburbs. Here, you're minutes from the bustling Midland precinct, where retail therapy, dining, and entertainment are at your fingertips. For families, excellent schools, parks, and playgrounds are all just around the corner. Nature lovers will adore the proximity to the picturesque John Forrest National Park and with easy access to public transport and major highways, you've got easy access to the CBD or beyond, or the airport to take you wherever else you'd like to go! This opportunity is brimming with potential and we think a smart investor will snap it up in no time, so if it sounds like just the spot for you, don't take your time!

Features Include:

- Rear vacant strata block
- 232sqm
- All services down the driveway
- Fenced
- 18.10m width by 12.84m depth
- Concrete driveway
- Near level
- No strata fees
- Titles anticipated early 2025
- Ready to build your dream home

For more information on 27A Caladenia Way Koongamia, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.

\* Disclaimer: the team at Earnshaws Real Estate has used our best endeavours to ensure the information here is accurate, but prospective purchasers should always make their own enquiries with the relevant authorities to verify the information in this listing. We accept no liability for any errors, omissions or inaccuracies. All boundary lines, measurements and sizes on our images are approximate.