

44 Abraham Street, Utakarra, WA, 6530



Land For Sale

Friday, 15 November 2024

44 Abraham Street, Utakarra, WA, 6530

Type: Land

A Wonderful Development Opportunity

Development Opportunity Overview: 44 Abraham Street, Utakarra, Geraldton

Property Summary:

Address: 44 Abraham Street, Utakarra, Geraldton, WA

Location: 3.7 km to Geraldton CBD, 7 km to Geraldton Airport

Zoning: R30 (Medium Density Residential)

Structure Plan: In place for the block and surrounding area

Services: Power, water, and deep sewer available for connection

Council Rates: \$1,153/year | Water Rates: \$282.60/year

Development Potential: 25-30 dwellings

Nearby Developments: Proposed Spud Shed development

Key Amenities:

Geraldton Golf Club (approx. 1.5 km)

Aldi Supermarket (approx. 2.5 km)

Rangeway Primary School (approx. 1 km)

Champion Bay High School (approx. 2 km)

Geraldton Turf Club (approx. 3 km)

This property represents an exciting opportunity to develop a medium-density residential project in a growing area close to the heart of Geraldton, WA's vibrant regional city. With a structure plan in place and services ready for connection, this land offers a smooth pathway for development.

Geraldton: A Regional Hub on the Mid-West Coast

Geraldton is the major regional city for Western Australia's Mid-West region, located approximately 424 km north of Perth. Known for its beautiful coastline, dynamic economy, and rich history, Geraldton is one of the fastest-growing cities in WA. It's an important port city, with a diverse economy based on agriculture, mining, fishing, and tourism.

The city boasts a mild Mediterranean climate, characterized by warm summers and mild winters, making it an attractive place to live and visit year-round. The protected coastline, sandy beaches, and excellent recreational facilities make it a popular destination for beach lovers, while the city's cultural scene, including galleries, museums, and events, adds to its charm.

Key Characteristics of Geraldton:

Population: Approximately 40,000 people (growing steadily)

Economy: Strong economic base with industries like mining, agriculture (especially wheat and sheep), and fishing.

Infrastructure: Geraldton is well-serviced with modern amenities, including schools, shopping centers, hospitals, and a thriving arts community.

Accessibility: Excellent transport connections with the Geraldton Airport (7 km from Utakarra) providing regular flights to Perth and other regional hubs, while the nearby North West Coastal Highway connects the city to the rest of the state.

Geraldton's Surrounding Areas: A Hub of Opportunities

Beyond the Geraldton city center, the Mid-West Region has numerous advantages that enhance the appeal of living in or developing within Geraldton.

Port of Geraldton: As one of Australia's busiest regional ports, it serves as a major gateway for exports, especially in the agricultural and mining sectors. This brings jobs and economic activity to the region, attracting workers and their families.

Mining and Agriculture: The surrounding areas are rich in natural resources, including mineral deposits and fertile agricultural land. The growth of these industries supports Geraldton's economy and increases the demand for residential

housing.

Tourism: Geraldton and its surrounding coastline are a popular tourist destination. Visitors come for its beaches, marine life, historical landmarks like the HMAS Sydney II Memorial, and natural wonders like the Abrolhos Islands.

For more information and to arrange a Private Inspection, Contact Matthew Nugent on 0409 797 955

Please be advised that this information has been supplied to the best of the agent's knowledge; however, it is always advisable for you to complete your own research and due diligence in these matters.