

**104 Burt Street, Mount Clarence, WA 6330**

**Residential Land For Sale**

Wednesday, 8 January 2025

104 Burt Street, Mount Clarence, WA 6330

Area: 507 m2

Type: Residential Land



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## Offers Above \$269,000

Within 700m of town and nearby Albany Primary and Albany Senior High Schools, this block will be highly prized among home builders valuing convenience and proximity to amenities. It's an ideal lot for a wide scope of owners – families, couples downsizing from a bigger home, and investors. It would also make an exciting prospect as the site of a holiday home for farmers and other out-of-towners with designs on a secure lock-and-leave that's ready to go whenever they fancy a coast and city break. Of 507sqm, the block is big enough for building a bespoke family home with comfortable indoor and outdoor living spaces and the necessary garage as well as low-maintenance gardens. It will suit a diversity of home designs. Zoned Residential R30, the land is cleared, in grass and with services at the boundary, ready for installation. Downsizers could simplify their lifestyle, parents would love having no more school runs taking up their time twice a day, and investors could look forward to reaping solid returns from tenants appreciating the brilliant location. Landlords building to the design standards for specialist disability accommodation might investigate if the NDIS would be interested in which you could potentially expect an excellent return on their investment. This impressive block is within easy walking distance of the amenities of town – cafés, shops, entertainment and the library – making it highly desirable as well as practical. What you need to know: -? Approx 507sqm residential building block -? Titles are available, water and sewer available -? 700m to town, walk to shops, eateries, entertainment -? Right next to Albany Primary and Albany Senior High Schools -? Cleared, services ready -? Gently sloping down from the road -? Suit diversity of home designs -? Zoned Residential R30 -? Ideal site for families, downsizers, couples, investors -? Potentially build to suit specialist disability accommodation -? Council rates TBC