

25 Suffolk Street, Mount Clarence, WA 6330

Residential Land For Sale

Wednesday, 8 January 2025

25 Suffolk Street, Mount Clarence, WA 6330

Area: 490 m2

Type: Residential Land



Jeremy Stewart
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Offers Above \$249,000

For many home builders, having amenities on the doorstep is a priority for livability and lifestyle. Finding the right block with everything close at hand can be a challenge, which is why this newly released vacant residential lot in a super-convenient location will excite this cohort of buyers. Of 490sqm, it is sure to tick the boxes for downsizers, investors and those who prefer to spend their leisure time out and about rather than slaving around a big home and yard. It's also an attractive option for people living out of town to create their low-maintenance retreat for coastal getaways and family holidays. Yet there's enough land for building a comfortable family home and garage with gardens and outdoor areas for barbecues and relaxation. Situated on a corner, the property is within an easy stroll of the centre of town and directly opposite both the Albany Primary and Albany Senior High Schools, so for parents, school runs would be consigned to history. The gently sloping block enjoys a lovely green outlook to Mount Clarence. Zoned Residential R30, it's cleared so site works would be straightforward, and services are on site ready for connection. With such a location certain to be a hit with tenants as much as with owner-occupiers, there are real prospects for investors to reap solid returns. The site would be an ideal location to build to the requirements of specialist disability accommodation which could be appealing for investment through the NDIS potentially. What you need to know: - 490sqm vacant residential building block - Titles are available, water and sewer available - 700m to town, walk to shops, eateries, entertainment - Corner site with services ready for connection - Very close to Albany Primary and Albany Senior High Schools - Zoned Residential R30 - Ideal site for families, downsizers, couples, investors - Potentially build to suit specialist disability accommodation - Lovely outlook to coastal hills - Council rates TBC