



## 209 Lesueur View, KALGAN, WA 6330

Restful Haven By the River

**4,523.00 square metres,**

Elders Real Estate are proud to present to market the last two lots available in 'Kalgan on Riverside,' a boutique development of eleven lots in a private, peaceful, and exquisitely beautiful natural setting on the banks of the Kalgan River. Less than twenty minutes to Albany, ten minutes to Great Southern Grammar, and with stunning beaches and coastline of the Great Southern right on your doorstep, this is your opportunity to grab a unique lifestyle and enjoy space, peace, and the best that nature has to offer. Move in, relax, and unwind â## live life better!

- Beautiful setting with stand of gorgeous natural bush, plenty of open space for kids and pets
- Gentle slope provides elevation and a view, without major earthworks. Well drained land
- Short walking path takes you to the very bank of the Kalgan. Enjoy the Luke Penn Walk along the river, and fishing and kayaking right on your doorstep
- Sensational beaches and National Parks within easy reach (Nanarup, Two Peoples

**TYPE:** Under Contract

**INTERNET ID:** 300P185550

**SALE DETAILS**

**\$339,000**

**CONTACT DETAILS**

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Blair Scott**  
0459 024 026

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Bay, Ledge Beach, Gull Rock Beach)

- Close to Albany and Great Southern Grammar
- Lot A (Lot 10) is 4,526sqm or 1.12ac, Lot B (Lot 11) is 4,119sqm or 1.01ac
- Building envelopes with BAL ratings 29 and under
- Dwelling to be inside building envelope, shed can be outside
- Power and Telstra on each lot

Kalgan is becoming one of the go-to destinations for buyers looking for classy country living where you can enjoy a great outdoor life within easy reach of all amenities.

Feel free to explore yourself, or contact Blair Scott on 0459 024 026 for more information or to meet on site.

- Land Area 4,523.00 square metres











