



6 Ardross Crescent, COLLINGWOOD PARK, WA 6330

Ardross Privacy, Proximity & Possibility

923.00 square metres,

-THIS PROPERTY IS NOW UNDER CONTRACT-

When finding the perfect site for your new home, the block you choose should be more than just an appealing new address, whatever your needs and stage of life.

Ideally, it should be in a desirable neighbourhood and within easy access of the amenities you and your family will use most – such as the beach, schools, sporting facilities and town.

It should also be big enough to take your bespoke home with garages and leave room for sheds, gardens and play space.

This impressive residential block of 923sqm ticks all these boxes, plus it's only a few minutes from the boat launch, picturesque coastal walks and great fishing spots.

TYPE: Under Contract

INTERNET ID: 300P189362

SALE DETAILS

Offers Above \$285,000

CONTACT DETAILS

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

Tommie Watts
0476 514 921

It sits among attractive, established homes in a quiet crescent less than 2km from the shore of Middleton Beach and the renowned Albany Golf Club.

The private block allows for a sizeable residence with spacious areas for living, relaxing and entertaining, giving new owners free rein with their house design and individual details.

Tucked away in a corner of the crescent, the land is easily accessible, level, grassy and cleared except for a few native and citrus trees at the perimeter, so site and construction works would be straightforward, and services are all ready for connection.

Building here, your new home would be your sanctuary, where you and your family could make memories for years to come and revel in the lifestyle this special site offers.

If space, privacy and location are high on your priority list, you're sure to be inspired by this outstanding opportunity within six minutes' drive of town.

Main Points:

- Vacant residential building block
- 923sqm
- Private, in corner of quiet crescent
- Desirable neighbourhood among established homes
- Less than 2km to Middleton Beach, near schools, golf club, coastal walks, good fishing and boating
- Space for big home, garages, shed and gardens
- Level, grassy with few native and citrus trees
- Easily accessible for construction works
- All services ready for connection
- Six minutes' drive from town

- Water Rates: \$1,603.20
- Council Rates: to be confirmed
 - Land Area 923.00 square metres



