



## 30 Surrey Street, MIRA MAR, WA 6330

Expansive Lifestyle Lots close to Middleton Beach

**2,782.00 square metres,**

Vacant land like this is as 'rare as hens' teeth', it has not been available in the recent past and is unlikely to become available again â## this is a one-off opportunity.

Elders Real Estate Albany are proud to present to market five large parcels of vacant land offering unique and extraordinary lifestyle opportunities within easy reach of the sands of Middleton Beach. With ample room to build the home, shed, and gardens of your dreams, the lots also offer a variety of subdivision options individually or via multiple titles.

- Five lots of 2,782sqm each, totaling 1.391ha
- Excellent dimensions, approximately 30m wide by 92m long
- Residential R25 zoning, average required lot size of 350sqm
- Very gently sloping to east, minimal earthworks required

**TYPE:** For Sale

**INTERNET ID:** 300P192728

**SALE DETAILS**

**Low to Mid \$1 Millions**

**CONTACT DETAILS**

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

**Blair Scott**  
0459 024 026

- Ample room to build home and shed of your dreams
- Shed allowance 150sqm, 3m wall, 4.2m ridge (exemptions can be applied for, for owners of larger vehicles)
- Immediately abutting Lake Seppings, abundant bird life
- Potential ocean views/glimpses
- Within easy reach of Middleton Beach, cafes, Golf Club, Bowls, and more. Very close access to Lake Seppings walk trail
- Serviced with water, power, and gas, NBN close by
- Road frontage to Lake Seppings Drive, Surrey St, and Hanson Rd

Lot 41: Access direct to Lake Seppings Dr, priced Mid \$1 Millions

Lots 38-40: Access from Surrey St, priced Low to Mid 1 Millions

Lot 37: Dual access Hudson Rd/Surrey St, priced Mid \$1 Millions

All lots to be sold via Open Offers online offer portal, super-easy to use and introducing transparency to real estate transactions. Offers closing Tuesday 10th March at 3pm, unless sold prior.

For your private inspection, for information pack, or to register interest please contact Blair Scott on 0459 024 026.

- Land Area 2,782.00 square metres



