



## 30 Surrey Street, MIRA MAR, WA 6330

Expansive Lifestyle Opportunity 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 be available ever again - this is a one-off opportunity.

Elders Real Estate Albany are proud to present to market five large parcels of vacant land offering unique 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.

Of the five lots, this lot (41) is the only one with direct access to the end of Lake Seppings Drive, therefore providing the easiest and best access to the suburb of Middleton Beach - beach, cafes, parks, and all the rest. Access directly to the middle of the lot also allows for different building options, and opens up some additional potential for subdivision.

- 2,782sqm lot providing large lifestyle living within easy reach of Middleton beach

**TYPE:** For Sale

**INTERNET ID:** 300P193061

**SALE DETAILS**

**Mid \$1 Millions**

**CONTACT DETAILS**

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

**Blair Scott**  
0459 024 026

- Excellent dimensions, approximately 30m wide by 92m long
- Direct Access to lake Seppings Drive, best access to Middleton Beach
- Residential R25 zoning, subdivision potential for up to five lots subject to relevant approvals, average required lot size of 350sqm
- Very gently sloping to east
- Ample room to build home and shed of your dreams
- Shed allowance 150sqm, 3m wall, 4.2m ridge (relaxations 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 and power, NBN available

All lots to be sold via Openn Offers online offer portal, super-easy to use and introducing transparency to real estate transactions. Offers closing Thursday 12th 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



