



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 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 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 (37) is the only one with dual road frontage, allowing for a second entrance and/or providing easier subdivision options. The northernmost parcel of the five, Lot 37 provides almost immediate access to the Lake Seppings Walk Trail which in turn leads to the golf course â## walk across that and you're on the beach!

- 2,782sqm lot providing large lifestyle living within easy reach of Middleton Beach
- Dual road frontage. Excellent dimensions, approximately 30m wide by 92m long

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.

TYPE: For Sale

INTERNET ID: 300P193066

SALE DETAILS

Mid \$1 Millions

CONTACT DETAILS

Albany Real Estate

189 Chester Pass Road

ALBANY, WA

08 9842 7900

Blair Scott

0459 024 026

- 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



