



25 Aquaviva Circle, VIVEASH, WA 6056

450 SQM VACANT LAND (R60) IN EXCLUSIVE CABERNET ESTATE WITH SPECTACULAR NATURELAND RIVERSIDE PANORAMA

450.00 square metres,

SOLD BY HEIDI McATEE - 0406 321 770

One of the last remaining building blocks offering access and views of Swan Regional Riverside Park in exclusive Cabernet Estate, Viveash. This is a tightly-held and highly sought-after nature-land and riverside precinct where you can watch the changing of the seasons unfold from this perfectly positioned green title level 450 sqm vacant lot. Accompanied with an enviable R60 Zoning that may allow for two (2) x 225 sqm building lots to be considered subject to compliance with the R-codes and relevant council & planning approvals.

Cabernet Estate in Viveash is established with quality homes and 25 Aquaviva Circle has the ultimate privilege in being able to capture views to the Swan Regional Riverside Park adjacent to Ray Marshall Park, Blackadder Creek, the John George Walk Trail and our magnificent Swan River beyond.

TYPE: Sold

INTERNET ID: 300P48410

SALE DETAILS

From \$399,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern Highway
BELMONT, WA
08 9422 2444

Heidi McAtee

0406 321 770

PROPERTY INFORMATION:

Type: 450 sqm vacant level building block

Views: Enviably edge of the Estate enabling Swan Regional Riverside Park views and surrounded by established quality 2-storey homes.

Land Dimensions (approx): Frontage: 30m & Depth 15m

Local Government Authority: City of Swan (Tel: 9267 9267)

Land ID: Lot 43 on Dep Plan 48256 (Vol 2630 & Fol 292)

Zoning: The land is zoned Residential with a density code of R60 (City of Swan advise a previous approved subdivision into 2 x 225 sqm lots by WAPC expired in 2010)

Land Rates 21/22 (approx): \$1300 p/a

Water Rates 20/21 (approx): \$595 p/a

Water & Sewer Connections: Buyer to arrange

Landgate Property Interest Report Available - please contact Heidi for a copy to be emailed.

LOCAL AMENITIES:

Viveash is a hidden gem flanked by the Swan River and Swan Valley Winery Region, linking with Woodbridge, Historic Guildford and Midland in a nature loving community environment and the accessible amenities provided in these regions are within minutes driving and include:

Cycle paths connecting Viveash to Woodbridge and Guildford through to Perth CBD

Woodbridge and Midland Train Stations

Woodbridge Riverside Playground

La Salle College, Middle Swan

Historic Guildford & Prestigious Guildford Grammar (co-ed) Preparatory & Senior High School

St John of God Public and Private Hospital - Midland

NEW Curtin University Campus and the Historic Railway Workshops Medical Hub

North Metropolitan TAFE, Midland

Midland Shopping Centre and ACE Cinema

State of the art Police Operations Support Facility

Restaurants, cafes, golf clubs and the stunning Swan Valley Winery Region with some of the best wineries and finest restaurants all at your doorstep.

Domestic and International airports

20 Mins to Perth CBD

Start planning the home and investment of your dreams today with this amazing R60

zoning and its fabulous 30 metre frontage to capture the everchanging utopia panorama as the seasons unfold.

This location is perfect, make your offer today by calling Heidi McAtee on 0406 321 770

PHOTOS DEPICT:

Cycleways in Viveash, La Salle College, Swan River, Midland Gate Shopping Centre, Curtin University Midland Campus, Midland Town Hall, Guildford Grammar School Chapel, Barkers Bridge West Swan, Woodbridge Swan River and Park Play Space

DISCLAIMER:

The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

- Land Area 450.00 square metres





