



SOLD

\$135, 000 FOR A BLOCK IN TOWN? CAN THIS BE REAL?

Imagine owning a brand new home, just the way you want it, for around \$350, 000?? Yes, it's finally possible!

When last did you see a great block of land for sale in town for \$135, 000? Well, here we go, there's actually two available and they're both outstanding value for money!

These flat, serviced blocks are situated in quiet Pioneer Road within a short stroll to North Road IGA, Bodycare Gym, and right opposite Pioneer Health doctors and dentists. Catch the bus from North Road anywhere around Albany or be wherever you want to be in a flash.

The blocks are green title/freehold – so no strata fees. The subdivision was done for 4 blocks and 9C (Lot 4) is the back block, encompassing 433m2. The front and back boundaries are roughly around 20 m wide and the sides close to 21 m.

You can easily get a 4 bedroom home on here (or go double storey if you please) plus have space for a double garage and a caravan/boat. Surely you don't have to be a rocket scientist to visualise the potential...

This block is probably ideal for retirees who would like to plan a low maintenance home but with space for extras like a boat, trailer or caravan. It's also a very affordable option for first buyers who would prefer to build their own home over a few years. Single ladies with or without a kids or older people would feel secure here too. And of course – let's not forget about investment buyers or spec builders. This is what you've been looking for!

The convenience to town is a huge bonus and you will have plenty of privacy. There is also an opportunity for the 4 owners to put an electronic gate at the front to enhance their lifestyle. Two stylish homes are already built on Lot 1 and lot 3, so you know exactly the kind of neighbours you will have.

I have plans ready should you be interested in exploring your options.

Most importantly, don't delay as an opportunity such as this doesn't come twice in a lifetime.

0 BED | 0 BATH | 0 CAR

PRICE:
\$133,000

OPEN FOR INSPECTION:
N/A



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