



FOR SALE

POSITION, VIEWS - AND AFFORDABLE!

The first question strangers to the area would ask would be: "Where is Serpentine Road East?"

Many locals call this area "The Hill" as it's high up in town, on the border of Mount Clarence and Albany, near Wagon Rock Lookout on Mount Clarence - a green reserve with astonishing views over the city and the harbour.

Serpentine East Road veers off in two directions:

The first will take you through to Watkins Road, just above the Albany High and Primary Schools where the very popular Mount Clarence Walking Trail starts and leads through Albany Heritage Park to the Desert Mounted Corps Memorial and beyond.

The second part of Serpentine East Road is a well-hidden, quiet cul de sac with only 5 properties leading off on the left. Number 23 is the second from the end. This part of Serpentine East Road crosses where Hill Street (town side) changes to Munster Avenue (Mount Clarence side).

Everyone knows that a block on Mount Clarence would cost two to three times the price of one in an Albany zoning, so count your blessings that this little treasure is on the border. Vacant land is extremely rare in this area as most have been built out, so this really is a once-in-a-lifetime opportunity.

The block is 505 m² – and a great rectangular shape. Facing town, the frontage and back are 15.8 m wide, the left-hand boundary 31.7 m and the right 32.2 m. From the road, you have magnificent views over town and towards the harbour, so if that's what you're after, please read on.

Looking down towards town there are 3 vacant blocks. Two at the top (21 & 23 Serpentine Road East) and a big one, 12 Finlay Street (1,023 m²) in the middle which has access via a panhandle/battle axe next to the home on 10 Finlay Street. All three are on the market and priced for a quick sale, so feel free to make an offer on all three, two or one. These are prime investment blocks, with no time limit to build.

It's true that Watercorp has easements for drainage and sewer over the side and bottom of the block, but a wise buyer would most probably build a home near the far boundary (right boundary

0 BED | 0 BATH | 0 CAR

PRICE:
\$220,000

OPEN FOR INSPECTION:
N/A



Jess Adams
0410631335
jessadams@atrealty.com.au
www.atrealty.com.au