



**SOLD**

## BUILD ME A HOME

This fully serviced, quiet and secluded rear strata lot in the outer ring of the new Spencer Park development zone is waiting for a house.

Cleverly designed, a house built in this precinct is sure to maintain its resale value for an owner occupier or investor.

Spencer Park Primary School is over the road. Spencer Park shopping centre with 24/7 IGA, specialty shops and medical facilities is 500m away. Albany Regional Hospital is also just 500m away. Resources like these need many people to operate them and some will want to live very close by.

Fully fenced, flat and a perfect size for someone wanting the benefits of a new house without the fuss of too much garden, this 255m<sup>2</sup> lot sits atop an elevated ridge with a hilltop view across to Mount Clarence in the south. North is the sun that will keep the house warm and 114m<sup>2</sup> of common property battle-axe driveway giving access to the lot. To the east there is promise of sea glimpses.

Build a smart, open plan 3x2 to meet the expectations of modern living. Privacy for guests can be assured. For tenants there can be separate bathroom facilities. For family living, separate wet areas for kids and adults might be a priority.

Another idea would be to build a 3x1 with an extra living room since some find separate spaces for passive and active family living more important than separate bathrooms.

Good opportunities exist for this lot and any home in this area of Albany is sure to make a good investment. Start planning now and you could be ready to start building just as soon as your purchase settles.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$80,000

OPEN FOR INSPECTION:  
N/A



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