



# FOR SALE

## POTENTIAL WATER GLIMPSES

All offers invited!

To place your bid copy and paste following link to your browser  
<https://bit.ly/Click2Buy-17ALindley>

Build a second storey and you will have water glimpses.  
 Here is an idyllic location to build your own low maintenance family home in old Halls Head.

Perched up high with Mary's Lagoon, Tod's Café, boat launch facilities and exquisite beaches all at your fingertips and Central Mandurah just minutes away, this block gives you great value for money with all the benefits of livings in this "Blue Chip" location!

This great block could easily satisfy those on a budget or those looking to build their first home. A single storey with less work to do in the garden, or a 2-storey town house with garage, workshop and living space below and complete living areas upstairs with a balcony for views.

The recent changes to the R Codes (Residential Building Codes) in 2021 have greatly improved the design possibilities and build opportunities for this R20 zoned block with Parapet Walls (walls hard to a lot boundary line) up to 9M in length, now allowable on up to two (2) lot boundaries rather than 1. (refer to section C3.22). With these parapet walls able to reach a maximum height of 3.5M, this particular R code amendment easily allows for a very generous garage width and second storey floor height, fit for the tradesman trailer, traveller's caravan, or boat lover.

- 333sqm front survey strata (no fees) block.
- Deep sewer dormant piping is already installed from the main line to reach the block's boundary (back right corner).
- Power dome is installed (front left corner)
- Land is cleared from all rubble, existing infrastructure and tree stumps.

Please call for more information.

Disclaimer: All information contained has been prepared for advertising and marketing purposes only and is not intended to form part of any contract. Whilst every effort is made for the accuracy of these information, which is believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions

0 BED | 0 BATH | 0 CAR

PRICE:  
FROM \$169k

OPEN FOR INSPECTION:  
N/A



**Seroja Kasli**  
 0404036333  
[seroja@atrealty.com.au](mailto:seroja@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)