



**SOLD**

## STUNNING VIEWS OVER TOWN AND THE HARBOUR!

It's easy to drive right past a block like this and not realise its true potential and value.

1. At first glimpse, you'll notice that you can see gorgeous water views even from the roadside and that the neighbours on both sides are already in place. This means you can plan your build in the best position to enjoy privacy and views. Positive 1.
  2. You also realise that you're on one of the highest streets in Albany and that you look down on the little enclave of homes below on Grey Street East. All the homes naturally face the views which add privacy to whatever you build. Positive 2.
  3. The block is wide at the roadside 19.8m with the right-hand side 26.1m and the left-hand side 31.7 m. The back is 10.7m. When looking at a tapered block, you usually want decent road frontage - especially if you're planning direct access to the home and garages from the road. Having a block like this allows you to take full advantage of the western position and the glorious afternoon sun (summer and winter) and enjoy maximum privacy and the most spectacular views from the northwest to the south, overlooking town, Princess Royal Harbour and out to the wind farm on Torndirrup. The front will probably be a lawned area, so a 10.7m back is ideal too.
- Only locals know that this area has a second massive benefit. Let's face it, Albany can get very windy - we're living at the sea after all. Mt Clarence has your back and will protect you from the nasty south easterlies, which is no small fry. Positive 3.
4. The next consideration is the dreaded potential of losing your views as there is a vacant block adjacent to the back boundary. This block (Lot 36 on the pictures) has a 28m back boundary and looking down at it from 47A, your views will be towards the left of this block and beyond. Yes, the block is a lot lower so you should be safe, but there is even better news. Take a walk down there and I'm sure you'll agree that in order to enjoy the best possible views on 36, they'll probably

0 BED | 0 BATH | 0 CAR

PRICE:  
\$300,000

OPEN FOR INSPECTION:  
N/A



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