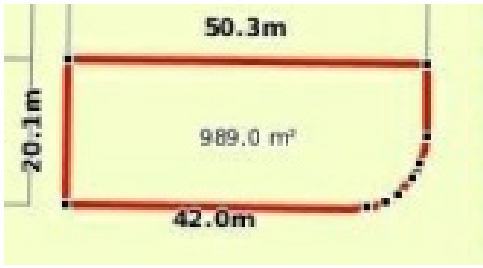
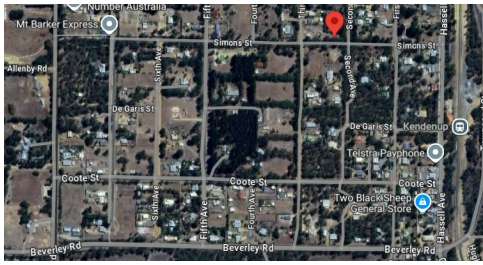
89 SECOND AVENUE, KENDENUP, WA, 6323









SOLD

ONLY $55,000 FOR A 989M2 CORNER BLOCK?

The last $55,000 corner block I listed sold within 2 days, so here is a second chance for anyone who missed out. This block is surrounded by beautiful trees and gorgeous neighbouring homes, making living here a pleasure.

It's a generous, R5 mixed zone, almost level and mostly cleared corner block of 989m2 on Second Avenue (gravel road) and Simons Street (bitumen). The dimensions are approximately 42m on the front of Simons Street, 20.1m on the left side next to the shared laneway and 50.3m at the back boundary, which makes it an easy, rectangular building block, with easy access via the laneway.

Water and electrical connections are at the corner, and a septic system will be needed if you build a home. For additional information regarding building regulations, please contact the planning department at the Shire of Plantagenet. There is no time limit for building, while the rates and taxes are approximately $1,250 per year, and the water service costs approximately $300 per year.

The easiest way to get to this block is from Hassell Avenue. Turn left at Simons Street, cross First Avenue, and it's the vacant block on the corner of Simons and 2nd Avenue. My signboard is on the fence on the corner of Second Avenue. The position is excellent, an easy 10-minute walk to the Two Black Sheep General Store, while the church and skatepark are around the corner. You also have the Kendenup Country Club with a decent golf course, bar and restaurant and tennis courts, about a 4-minute drive from here – or a convenient 14-minute walk - in case you get stuck at the pub chatting to other locals.

Kendenup is a small rural town situated in the farming community of the Great Southern region of WA, within the Shire of Plantagenet. It is known for its interesting history (c 1831), excellent wineries, proximity and views of the Ranges. The Stirling Range boasts magnificent vistas of rolling mountains and jagged peaks, while the Porongurup Range is unique as it is the oldest mountain range in Australia. Over 1.2 billion years old, this ancient range is home to towering granite peaks and majestic stands of karri trees, and is surrounded by many award-winning boutique wineries.

The area boasts unique wildlife and fantastic walks, with prolific wildflowers in September through to January, some which can be seen all year round. It's not far from the south coast, and

0 BED | 0 BATH | 0 CAR

PRICE:
$55,000

OPEN FOR INSPECTION:
N/A



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