

100 Burgoyne Road, Port Albany, WA 6330

Sold Residential Land

Friday, 19 January 2024

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Area: 776 m2

Type: Residential Land



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\$340,000

Build your new home on this exceptional residential block in the historic precinct near town and you'll be rewarded daily with panoramic views over the harbour and port. Blocks such as this are scarce – it boasts the perfect combination of affordability and superior location, with prospects for building a wonderful forever home and the potential for development. It also holds strong appeal for out-of-town buyers hankering for a sea change in an inspired setting, or a holiday home to relax and revitalise near the coast. Of 776sqm, the block is part of an eclectic streetscape less than 1km from the CBD and within walking distance of shops, entertainment, cafés and restaurants as well as all the amenities of the city. Occupants will delight in the amazing views from the windfarm and Torndirrup hills, over Princess Royal Harbour and the sailing club, and around to the Vancouver Peninsula and the port, where the cruise ships dock directly below. The sloping block is terraced with retaining walls in place and mostly cleared, grassy and with a few native trees at the rear. Services are at the front boundary and a Bushfire Attack Level (BAL) report and soil tests have been completed. Owners can be confident that construction in line with the City of Albany's Historic Town Design Policy ensures the integrity of the streetscape and quality development and diversity are promoted. Also, the Albany Port Special Control Area guidelines support compatibility between port activities and nearby homes. Zoned Residential, this outstanding block offers numerous possibilities and prospects for creative development and a coveted city lifestyle overlooking the coast. Schlager Architects have completed some designs to show the potential for a magnificent, feature home on this property, which have already been approved by the Council. What you need to know:

- 776sqm building block zoned Residential
- Panoramic views over port and Princess Royal Harbour, the sailing club, windfarm and Vancouver Peninsula
- 1km from town – walking to shops, eateries, entertainment
- Ideal site for forever home or sea changers
- Potential for development
- Mostly cleared, sloping, retaining walls in place
- Services at the boundary
- Council rates \$1,274.67