

**11 Kennerly Street, Cloverdale, WA 6105**

**Sold Residential Land**

Friday, 8 September 2023



11 Kennerly Street, Cloverdale, WA 6105

Type: Residential Land



Melanie Quadros  
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**\$410,000**

Option 1: Build your dream family home on this spacious 708sqm (approx.) block with the most generous of street frontages, in an ultra-convenient location that is on the doorstep to all that you need. Option 2: Continue the subdivision process approval and create 2 top quality 304sqm blocks with a Common Driveway (CP3) of approximately 102sqm in highly sought after location. Whether your future house design is of the single-level variety or you have two storeys in mind, you will fully appreciate the amount of space on offer for that study, theatre room, alfresco, swimming pool and double garage you have always desired. With regard to the finalisation of the subdivision process there will be very little left to Finish, apart from the head works connection fee + works, Driveway completion or bond, plus final titling fees for Landgate. The blocks are level, cleared, surveyed, power dome is done, a wonderful new colorbond fence has just been erected on left hand boundary, plus surveying plans for survey strata blocks done by preeminent surveying local company! With a cul-de-sac and the lovely Kennerly Street Reserve up one end of the street and the beautiful Miles Park just around the corner, you will be delighted by just how good a location is waiting for you in the wings, here. Only a matter of minutes will soon separate your front doorstep from public transport, other lush local parks, Cloverdale Primary School, Notre Dame Catholic Primary School, the Belmont City College, Belmont Forum Shopping Centre, medical facilities and so much more. Opportunity knocks for you here - and loudly! Features include:

- Option 1 - Large vacant building block of 708sqm
- Option 2 - 2 survey-strata blocks of 304sqm approx. possible with finalisation of WAPC planning approval.
- Possible future front and rear 303sqm (approx.) lots, with approximately 102sqm of common property (CP3 driveway)
- North-facing rear of the property - ideal for your future backyard plans
- Newly Erected Stylish Colorbond left hand side fence
- Freshly cleaned block with full survey pegs in place
- Power Dome in Place
- Survey - Strata Plan information done to date by top quality Surveying Company
- Land size - 708sqm (approx.)
- Frontage - 17.0m (approx.)
- Zoning - R20/40

Distances to (approx.):

- Belmont Forum Shopping Centre - 1.0km
- Belmont City College - 1.2km
- Future Redcliffe Train Station - 4.4km
- Perth Airport (T1 & T2) - 7.0km
- Perth CBD - 10.4km

Another wonderful property proudly presented by "Team Q". Contact Melanie Q on 0411 507 565, or David Q on 0412 934 217 for more information. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.