

139 (Lot 636) Fifth Avenue, Kendenup, WA 6323

 **ALBANY PRESTIGE REALTY**

Sold Residential Land

Thursday, 4 January 2024

139 (Lot 636) Fifth Avenue, Kendenup, WA 6323

Area: 1012 m2

Type: Residential Land



Lynn Heppell
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\$45,000

This ¼ acre block (1012m²) is ideal for you if you want space for a house, a fabulous garden and to grow your own produce. There's plenty of shade from the warm summer sun with the nearby shady tall trees near the boundary increasing the seclusion and rural feel of the property. Located close to the Kendenup village, towards the end of a quiet rural road, you will feel secluded and remote from town life but actually only minutes to the amenities on offer in Kendenup. In a nutshell:

- 1012m² near level block - ready to build on
- Fenced on 1 side
- Rear access via laneway (right of way = ROW)
- Power and water available nearby
- Short walk to the Kendenup primary school
- Close to the general store
- Only a 15 minute drive to Mount Barker and a 45 minute drive to Albany
- Shire Rates: approx. \$1,200 pa
- Water Rates: \$260 pa