

**14 Aliffe, Morley, WA 6062**

**Residential Land For Sale**

Monday, 4 March 2024

14 Aliffe, Morley, WA 6062

Area: 286 m2

Type: Residential Land



Murray Cicero  
0459360874

**\$299- \$349k**

Have you ever stumbled over (UPON) a block of land which you thought would be perfect for you and your family needs....And then, sometime after you made an offer and start negotiating with your chosen builder, you are told about the massive site preparation costs before you even factor in the cost of building your dream home. Examples - \*You may require electrical and sewage service run to the rear; \*expensive retaining walls; \* removal of asbestos fences and replaced with new color bond fences; \* driveway cost, site levelling removal or adding of soil. All these works can add up to over \$80k on top of your building cost, so a similar priced lot without these works might not be the best value. On this lot, all the necessary preconstruction works standards to enable easy passage through council approval and building permits for your new home have been done, to saving you the headache, time and money. We also have a few suggestions and a price guide for your build if you would like some inside knowledge. (Not all builders are plagued with delayed Construction times, and poor customer outcomes) Located in a quite location, this rear square 286sqm survey strata lot, (no ongoing strata fee`s) on the elevated side of the street, is close to commercial, shopping and entertainment area within walking distance to the Morley Galleria. An added bonus is that a quality 2 Storey modern home has been built on the front lot, adding to the presentation, street appeal and valuation. Call Murray for more details on 0459360874.