

**22 Trevor Court, Roleystone, WA 6111**



**Sold Residential Land**

Monday, 14 August 2023

22 Trevor Court, Roleystone, WA 6111

Area: 1179 m<sup>2</sup>

Type: Residential Land

**\$250,000**

\*\*\*SOLD CASH BY BEN MATHEWS - 0488 997 018\*\*\*Wow take a look at this excellently positioned property situated in the beautiful Perth Hills of Roleystone.The serene block offers a versatile platform to create a wonderful family lifestyle with an abundance of options and potential. Located within the stunning and highly sought after Roleystone Hills, this piece of earth is a generous 1179sqm in size with a wide 28.63m frontage.PLANNING APPROVALS? AND SERVICES? - The water is connected to the mains. - Septic systems will need to be installed by the new buyer as part of the build.- Gas supply would be via gas bottles. Which your builder will assist with.- The block has already had plans lodged for a lovely home and shed. However the sellers have had a change of circumstances - should you wish to view these plans please email the Mathews Team and we can provide them to you. FYI the seller has notified us that the plans were finalised and drafted and sent off to the council. However the sellers did not get to the final application for final approval stage due to the aforementioned change of circumstance. The seller is happy to provide the proposed plans however please do your own due diligence via a builder or call the City Of Armadale directly. What a rare and fantastic opportunity to secure and become part of this excellent community. It's not only an incredible suburb - being situated in one of the nicer streets of Roleystone - surrounded by other high quality homes the potential here is incredible.Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.