

22B Menston Street, Mount Barker, WA 6324

 **ALBANY PRESTIGE REALTY**

Residential Land For Sale

Saturday, 9 December 2023

22B Menston Street, Mount Barker, WA 6324

Area: 911 m2

Type: Residential Land



Lynn Heppell
0428531015

OFFERS ABOVE \$65,000

Discover the perfect canvas for your dream home on this well-proportioned 911m² block. Not too big and not too small, this parcel of land offers an ideal size, complemented by a fantastic location and essential services.

- Ready to Build on: Your dream home is closer than you think!
- Utilities Ready: Power, water and sewer services available for your convenience.
- Dual Dwelling Potential: Suitable for one or two dwellings giving you flexibility in your plans.
- Sealed Road Frontage: Easy access and a smooth journey to and from your property
- Good neighbourhood
- Proximity to Nature: Close to a park and a bushland reserve, Mondurup Reserve, with scenic walk trails and wildflowers including orchids.
- Near Plantagenet Hospital and the medical centre.
- Shire rates approximately \$1200
- Water Corp rates \$1500

This block is not just land; it's an opportunity to craft the lifestyle you've always wanted. Whether you're envisioning a cozy family home or considering dual occupancy, this block caters to your vision.