

3 Crouch Court, Mount Barker, WA 6324

Residential Land For Sale

Saturday, 4 May 2024



3 Crouch Court, Mount Barker, WA 6324

Area: 1 m2

Type: Residential Land



Wendy Harbeck
0427998610

\$155,000

Rural Retreat Get Ready to Build Minutes to Mount Barker Township but in a rural setting is this 1.01 hectare (2.49 Acres) (10,100m²), partly treed Lot. One of the best blocks in the strata with great views. Some Native trees with well-kept underbrush and ample clearings for building envelope. No building time frames. • Ready to build on with good views to the East South and West • Go off grid with Solar Power and Rainwater Collection • Quiet rural estate (Valley Views Tree Farm) with established residences within Strata Complex just minutes from town. • Share in Bluegum Plantation which also gives you approximately another 8.87 Acres (Mean Exclusive Use Area is 3.592HA) of Exclusive Use as part of your 1HA land purchase. • Shire of Plantagenet rates: approx \$1182 • Strata admin levies \$85 and Bluegum \$85.50 /quarter Vendor is firm on asking price so no lower offers will be considered. Speak with me, The Exclusive Agent Wendy Harbeck on 0427998610 for Strata info and further information. These Lots are selling fast with last 2 already under offer and ready for settlement. Viewings by appointment only. This Strata does NOT have underground power available despite what bylaws say. Copy of By-laws, Strata Plans and Minutes available by request. Seller or Real Estate Representative/Agency or employees in respect to the sale of the said property make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by the Seller or Agent as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing. Any further repercussions should be addressed to 3rd parties.