

**34A Lynwood Avenue, Lynwood, WA 6147**

**Professionals**

**Sold Residential Land**

Tuesday, 26 March 2024

34A Lynwood Avenue, Lynwood, WA 6147

Area: 430 m2

Type: Residential Land



Pratik Kaku

0894575733

**\$250,000**

Discover the perfect opportunity to create your ideal home in Lynwood - a prime location that brings together convenience, community, and comfort. This exceptional block of land offers an ideal canvas to build your dream home, with close proximity to essential amenities that enhance your daily living experience. With The Bannister creek primary Just across enjoy the convenience of easy drop-offs and pick-ups, fostering a stress-free routine for both parents and kids. Gone will the days waiting in the car during pickup and drop off. Embrace the tranquillity of nature right around the corner with the local parks where you can unwind, exercise, or simply enjoy quality time with family and friends. Experience the joy of having a green escape just moments from home. And with the local shops right next to them provides you with the convenience of grabbing groceries, shopping, or enjoying a coffee at nearby cafes without hassle. That is not all - Fancy a long day of shopping at Carousel Shopping Centre on a busy weekend where finding parking is based on luck of the draw, bus route 507 is just around to help you! The Features and location\*:

- Green title block
- 430sqm of land - Effective build on 327sqm
- Private rear block

Schools:

- 190m to Bannister Creek Primary School
- 1.5km to Lynwood Senior High School

Amenities

- 45m Bus Stop - 507
- 350m Local shops and café
- 800m to Ferndale Park

\* All measurements throughout advertisement are an approximation only and highly recommend Buyer/s to conduct their own due diligence \* Illustration from Dale Alcock Development are not approved plans and are to be used as a guide only - please seek further approvals relevant authorities such as local council & WAPC \* Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.