

**38 Bandicoot Drive, Lange, WA 6330**



**Residential Land For Sale**

Wednesday, 12 June 2024

**38 Bandicoot Drive, Lange, WA 6330**

**Area: 599 m2**

**Type: Residential Land**



Jason Coutts  
0403260404

## Offers Above \$165,000

Build your dream home on this exceptional lot in the exclusive boutique Leanda Estate, in Lange, and stand in awe of the incredible panorama before you. The choice, elevated 599sqm serviced lot enjoys a prominent position opposite natural woodlands, and reveals tremendous views spanning bushland to Mount Adelaide and Mount Clarence and magnificent Southern Ocean highlights including King George Sound and the Bald Head peninsular. There is also key potential to capture views of scenic Oyster Harbour to the east from the property's frontage. Adjoining homes have incorporated balconies to achieve just that. The lot is among the few of its high-calibre left undeveloped in the entire estate. There is only minimal local traffic using the street, which flows to one of a choice of bush walk trails in the area. The lot has already been contour surveyed and drafted proposed house plans are available. It is just a short walk to the local shopping centre, and Albany's CBD is only seven-kilometres away, and other amenities and fabulous waterways and beaches are within easy driving distance. Act now to acquire among the few remaining vacant lots in this prized location. For more detailed information or to arrange a private viewing please contact Jason Coutts on 0403 260 404 or email [jason.coutts@raywhitealbany.com](mailto:jason.coutts@raywhitealbany.com).