

# 4 Apricot Close, Canning Vale, WA 6155

## Sold Residential Land

Thursday, 9 November 2023

4 Apricot Close, Canning Vale, WA 6155

Area: 610 m2

Type: Residential Land



Michael Edwards  
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**\$495,000**

It's a Big Block! Excellent Location Green Titled Street Frontage Lot Standout Option to Build Your Dream Home Superbly Located - Close to Shopping, Schools & Amenities This is an outstanding opportunity for the astute buyer to secure a decent sized building lot that enjoys being tucked away in an ultra convenient cul-de-sac street easily accessing routes to Perth CBD, Perth International Airport & Fremantle. Rapidly becoming one of the more sought after suburbs to purchase land and build at an affordable price point for most people Canning Vale has new homes appearing on a regular basis and a demographic of upwardly mobile singles, couples & families evident as you move through the streets of a day or evening. The Property: • 610 sqm green titled land • Zoned residential R20 • Sewer & water connections available from the front street • NBN Co as network provider for the area • Located in a peaceful cul-de-sac street with no through traffic This Property Will Suit: • Professional singles or couples looking for their own little oasis set conveniently apart from the hustle and bustle of city living • Small to medium sized to large families wishing to build a good sized home - the 610 sqm allows for an upsized outdoor option • FIFO workers who wish for a modern home in a convenient location as reward for the huge effort they put in for their \$\$ • Anyone after an affordable option to build new without breaking the bank • Those who simply want to own a brand new home by securing land at a great price and in a very convenient location with access to main traffic routes. Proximities: • Close to a plethora of schools • Shopping facilities within 5 mins drive • Short commute to Perth Hindu Temple • approx 25 mins to Perth International Airport • 14.2km to the CBD • 6.3km to the beach If you've always wanted a property where you could marry the best of both worlds by having the benefits of easy commuting distances/convenience to modern lifestyle amenities as well as being very affordably priced then look no further - your search has ended here! Buy now and build a home of your choice set amongst other quality built homes.....a great option and a "no-brainer" when you think about it right? Call Michael Edwards of the EMG X Beyond Excellence Team today on 0412 470 468 for further information.