

48 Nambucca Rise, Lower King, WA 6330



Sold Residential Land

Friday, 15 September 2023

48 Nambucca Rise, Lower King, WA 6330

Area: 2754 m²

Type: Residential Land

\$285,000

This outstanding 2,754 sqm residential block with 30m frontage provides the perfect opportunity to build a spacious new home with fabulous views over nearby bush and rural land. Part of a prestigious enclave of quality homes occupying lots of a similar size, the land presents a picturesque and serene setting for a superior residence to exploit its natural surroundings. There's room here for a home with a sizable footprint incorporating generous living and entertaining areas, both indoors and out. This would still leave ample space for building garages and sheds, planting an orchard and establishing gardens for family recreation, and creating a relaxing retreat. While enjoying a peaceful ambience, the property is only a 15-minute commute from Albany for the diversity of shops and amenities, and the renowned Great Southern Grammar is less than 2km away. It is also close to excellent fishing spots at the King and Kalgan Rivers as well as the beautiful Luke Penn walk trail along the banks of the Kalgan. Totally cleared for ease of building, the grassy block has all available services ready for connection, and the gently sloping terrain allows for a tranquil outlook from a new home site. Owners can be confident that the Special Residential zoning protects the integrity of this area and the quality of building design into the future. This is an exceptional parcel of land in a highly desirable location promising a country lifestyle to satisfy discerning home builders without compromising on the convenience and amenities of town. To discuss your interest in this property or obtain further information please don't delay in contacting Lee Stonell on 0409 684 653 or lee@merrifield.com.au

What you need to know:

- 2,754 sqm residential building block
- Zoned Special Residential, 30.5 m frontage
- Fabulous rural and bush outlook
- Among similarly sized properties in desirable neighbourhood
- Cleared for ease of building, all available services are to the site
- Gently sloping terrain
- Space for big home, garages, sheds, gardens
- 15-minute drive from town
- 2km to Great Southern Grammar School
- Near fishing spots and bush walk trails
- Council rates \$1,331.00 per annum