

4C Sinclair Street, Lockyer, WA 6330

Sold Residential Land

Wednesday, 28 February 2024

4C Sinclair Street, Lockyer, WA 6330

Area: 972 m2

Type: Residential Land



Lee Stonell

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\$159,000

If you're on a budget but don't want to compromise on size, then you should not look past this exciting 972 sqm parcel of land. At the entrance to the block you will discover a generously wide (4.96m) driveway, already sealed and kerbed, that leads to a vast site which is 42.96 m wide at the rear and 19.02 m deep. It offers a huge blank canvas for someone to build a beautiful large new home on and still have loads of space for the kids and pets to play. It even comes with a single Colorbond garage (approximately 6m x 4m) already erected in one corner but there is lots of area available to add another. Surrounded by established modern brick housing, and just 3km to the city centre, this property is well suited for anyone who values privacy and security but still wants to be close to services. It is a short walk to a choice of two primary schools and shops, other amenities and the CBD are all an easy commute away. Already fully fenced and with a mild north-south fall, the site works to build should not break the budget. Further more, the services (power, scheme water and town gas) have been run from the street up the length of the driveway and are available at the end closest to the building area. Deep sewerage is also available to the site. With such a wide north facing aspect you can construct a stunning solar passive home and keep your energy expenses to a minimum. Then add vegetable gardens, fruit trees, a chook yard and a rain water tank to become almost self sufficient. What an economical way to live for yourself and a terrific way to respect the environment! Alternatively you may wish to explore the idea of building a dream home on the site for yourself plus ancillary accommodation for your elderly parent(s) or independent adult children who are struggling to get in to the market on their own – there is certainly enough space for both here. The R25 zoning may also facilitate group dwellings or subdivision in to two lots, subject to approvals by the local authorities and WAPC. With vacant lots nearby half the size of this one selling for prices around \$135,000, 4C Sinclair Street has to be the best value block of land on the market at only \$159,000. Don't delay in contacting Lee Stonell on 0409 684 653 or lee@merrifield.com.au before you miss out on this hot property. What you need to know: - 972 sqm block of land - Cleared and fully fenced - Includes a 6m x 4m Colorbond shed/single garage - Private position, tucked away from the street behind established housing - Mild north-south fall, only moderate site works required - Power, scheme water and town gas supplied to building area - Deep sewerage available - Wide northerly aspect for an energy efficient, solar passive build - Space for main house plus ancillary accommodation if desired - R25 zoning may allow for subdivision or group dwellings - Close to schools, shops and other amenities - Short drive to Albany's CBD - Build for yourself, or investment, or both!