

# 57 Briggs Road, Byford, WA 6122



## Sold Acreage

Monday, 14 August 2023

57 Briggs Road, Byford, WA 6122

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 7**

**Area: 2 m2**

**Type: Acreage**



Leeann Lee

**\$1,145,000**

This lovely five acre property offers an opportunity not to be missed! Not only is this property an excellent investment for a Developer, but it would also suit someone wanting to use the horse facilities while waiting for development to commence. DEVELOPMENT: From a Development perspective, this property forms part of the Byford Area D BRIGGS LARSEN PRECINCT – Local Structure Plan. The Structure Plan consists of 16.7 hectares and proposes 161 lots (based on preliminary concept planning). For detailed information, please refer to the following link.

<https://www.sjshire.wa.gov.au/documents/525/byford-area-d-briggs-and-larsen-precinct> The proposal for this property is 27 lots comprising of 19 lots (180sqm – 261sqm) and 8 lots (375sqm – 524sqm). The Structure Plan also recommends staging to start from Briggs Road meaning this property will be one of the first to be developed - subject to WAPC and Council approval.

PROPERTY DETAILS: This property has many features for the horse enthusiast, including a well maintained four bedroom, one bathroom brick & tile home along with a brick stable complex with breezeway. HOME: • Four comfortable bedrooms with Master located at the front of the home. • Spacious bathroom with shower, vanity and bath. • Formal lounge room & dining room. • Well appointed kitchen overlooking the back yard and stables. • Casual meals and family room. • Slow combustion wood fire. • Ducted evaporative air conditioning. • Solar hot water system. • Large A-frame patio in excellent condition, perfect for entertaining. HORSE FACILITIES: • 3 WIWO stables • 3 separate boxes • Lockable feed & tack room • Concrete designated hose down area • Lockable single room living quarters with its own shower, toilet and kitchen bench with sink. • Two large paddocks with lush green feed. • One smaller green paddock (day yard). • Undercover shelter for float/caravan. EXTERIOR: • Bore with excellent 'crystal clear' water. • 7.5m x 7.5m powered colourbond shed with concrete flooring throughout. • Established vegetable gardens, mandarin tree and smaller shed for wood storage. • Reticulated gardens (from bore). • Large lawn areas, front and back. Byford continues to see exceptional growth and this property is located opposite a proposed primary school and under 2 kms from Byford Town Centre. This property represents excellent value for either a developer or someone wanting to buy a property with the view to developing in the near future. Even though this property is in good condition, the property is being sold on an "As Is" basis and the buyer will do their own Due Diligence. To arrange a private viewing, please call Leeann Lee: 0488 121 295. INFORMATION DISCLAIMER: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document.