

**57 Hay Road, Ascot, WA 6104**

**Residential Land For Sale**

Tuesday, 28 May 2024



57 Hay Road, Ascot, WA 6104

Area: 1330 m2

Type: Residential Land



Vivien Yap  
0865585888



Adrian Loh  
0411019185

## EXCLUSIVE SNEAK PREVIEW

Welcome to the crown jewel of Ascot, WA - a magnificent 1333m<sup>2</sup> slice of paradise located on the south bank of the mighty Swan River. Here, lush greenery and towering trees seem to whisper the secrets of time, alongside a river that transports you to a place far from the madding crowd. This is not just a piece of land; it's your gateway to a life less ordinary. Welcome to 57 Hay Road. While it feels like a beautifully tranquil rural setting, it is in fact superbly connected to the vibrancy of metro Perth. A kind of place where every sunrise feels like a personal performance, curated just for you by Mother Nature herself. With the Swan River as your front yard, you'll have a daily reminder of life's simple pleasures-like watching the sunlight dance across the tree canopy or catching a glimpse of swans gliding gracefully by. Outside of its raw beauty, the fundamentals are equally compelling. With a 20.1m frontage and zoned R20, 57 Hay Street is not just about practicality; it's about potential. Whether you see a luxurious lifestyle property or low-profile riverside retreat, the options are many. With fantastic subdivision potential, it is an exciting blank canvas with the scale to create more than one dwelling. Its possibilities are as bountiful as the river that flows by it. Envision a home where you can host unforgettable barbecues, curate large scale family events, or simply relax on your deck overlooking the greenery and river beyond. Of course, you may also have the option to split into more than one street front lots, build the lifestyle home you have been dreaming of on one and land bank the other. Speaking of lifestyle, the surrounding area is brimming with opportunities for recreation and relaxation. A local favourite, Garvey Park is moments away and offers a stunning outlook across West Australia's most prized waterway, perfect for a morning jog along the riverbank or a leisurely afternoon kayak to Optus Stadium, Matagarup Bridge or beyond. This opportunity in Ascot is more than just a piece of land-it's a lifestyle upgrade, a sanctuary, and most importantly a chance to finally put your architect to work. It's where your dream residence can finally find its rightful place by the water, under the canopy of magnificent trees, with the best of urban conveniences just moments away. Your riverside utopia is calling, and it promises a life of unparalleled beauty and tranquillity. Embrace the opportunity to make this land your own and let the Swan River serenade you into a future filled with possibilities. For more information about this exciting riverside opportunity, contact Vivien Yap on 0433 258 818. At a glance:-Land size is 1333m<sup>2</sup> with subdivision potential -North-west to rear orientation-Region scheme zoning is 'Urban,' part reserved 'Parks and Recreation'-Local Planning scheme zoning is Residential R20-Located within the City of Belmont-Opposite Sandy Beach Reserve in Ashfield Location highlights:-Garvey Park 800m-Perth Airport 3km -Guildford 4km-Belmont Forum 6km-Perth CBD 11km-Swan Valley 15km Rates & Local Information: Water Rates: \$275.72 (2022/23) Zoning: R20 Primary School Catchment: Ashfield Primary School, Redcliffe Primary School, Bassendean Primary School, Guilford Primary School Secondary School Catchments: Belmont City College, Cyril Jackson Senior Campus, Hampton Senior High School

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.