

**64 Hereford Way, Milpara, WA 6330**

**Residential Land For Sale**

Wednesday, 10 January 2024

64 Hereford Way, Milpara, WA 6330

Area: 2031 m2

Type: Residential Land



Kyle Sproxton  
0438880439

**\$305,000**

One of relatively few super-sized lifestyle blocks with the convenience of the city and family amenities close by, this property presents a terrific opportunity to join discerning owners of quality homes in a desirable locale. It's part of The Rise estate, where impressive new homes show the possibilities on offer for owners loving the open spaces, the green outlook towards rural land, and options for recreation and relaxation. This superior block of 2031sqm, zoned Special Residential, slopes gently down from the road, allowing a lovely view over the property from a house site near the front. A home designed with living areas on the northern side would make the most of the sunny aspect and the outlook while enjoying privacy and tranquility. The grassy land is all cleared and fenced, and underground power, scheme water and gas are at the front boundary, ready for connection. There's room here for an extensive home and sheds, space for parking big vehicles and the caravan, and establishing gardens and an orchard – or just cultivating lawns and hopping on the ride-on mower to keep it looking schmick. Albany's CBD is an eight-minute commute away and about 2km down the road are a major supermarket, fast food, fuel and liquor, the high school and TAFE. Whether you opt for a traditional or contemporary build, this block will make the perfect setting for your bespoke home to reflect your style and bring everyday rewards. Phone Kyle Sproxton on 0438 880 439 to discuss the possibilities on offer at this outstanding location. What you need to know: - 2031sqm building block, zoned Special Residential - Lifestyle block, part of The Rise estate - Eight minutes from Albany, near high school, supermarket, TAFE - Grassy, cleared, fenced - All utilities at front boundary - Lovely rural outlook - Build for sunny, north-facing aspect - Suitable for big home, sheds, gardens - Among similar-sized blocks in desirable neighbourhood