

**66 Hereford Way, Milpara, WA 6330**

**Sold Residential Land**

Tuesday, 12 March 2024

66 Hereford Way, Milpara, WA 6330

Area: 2018 m2

Type: Residential Land



Kyle Sproxton  
0438880439

**\$280,000**

One look around neighbouring properties in the exclusive enclave of The Rise estate will give you an indication of the quality home you could build on this outstanding block, and the amazing space for big sheds, garages and gardens besides. Number 66 Hereford Way is a beautiful lifestyle block of 2018sqm, sloping gently down from the road to the rear boundary, where tall gums on an adjacent property afford a degree of shelter and enhance the privacy that comes with a prime location such as this. You could position your home's living areas and master bedroom on the northern side for a sunny aspect and lovely rural views adding to the tranquility it promises. The grassy block, zoned Special Residential, is all cleared ready for site works. It is fenced and has underground power, gas and scheme water at the front. While the land has the feel of a country property, families won't need to compromise on convenience when it comes to amenities. Albany's CBD is only an eight-minute commute away and a Coles supermarket, North Albany Senior High School and TAFE are a couple of kilometres down the road. This is one of the select residential lots in the estate, which is one of the most exciting land releases over the last couple of years and clearly favoured by discerning home owners appreciating ample land for their bespoke homes and infrastructure. If you're in the market for a property and lifestyle to reflect all you aspire to, talk to Kyle Sproxton on 0438 880 439 about the inspirational prospects for this special block, then secure it and start designing your dream. What you need to know:

- 2018sqm building block, zoned Special Residential
- Lifestyle lot suitable for expansive home with sheds and gardens
- Gently sloping terrain, fenced, all cleared
- Underground power, gas, scheme water at front
- Choice of house sites – make the most of northerly aspect
- Lovely rural outlook
- Eight-minute commute, near schools, TAFE, shops
- Among similar, high-quality properties in exclusive locale
- Council rates \$1,331.00