

**90 Flemington Street, McKail, WA 6330**



**Sold Residential Land**

Saturday, 23 September 2023

90 Flemington Street, McKail, WA 6330

Area: 1 m2

Type: Residential Land



Ray Stocker  
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## Contact agent

This very appealing 1.62 ha (Approx. 4 acres) pastured lot is ideally located on the expanding fringe of the popular Albany suburb of McKail. Zoned "Future Urban" within the Local Planning Scheme this site represents an ideal "Land Bank" investment opportunity for future subdivision. McKail is a family orientated suburb located just 5km from the centre of Albany and within proximity (about 1km) to the Coles supermarket on Albany Highway and Le Grande Avenue, TAFE and NASHS. With an increasing population of about 3,970 (2021 census) up from 3,445 (2016 census) the suburb has experienced consistent growth in housing prices (10.1% for financial years 2022/23-source PriceFinder) and provides the opportunity and incentive in the future to develop this site for residential lots and/or housing. The site is identified within an approved Structure Plan that provides for an overall lot yield of 17. Ten (10) of the proposed lots have a Residential Code (R-code) of R20 and an average lot size of 500sqm and even (7) have an R-code of R30 with an average lot size of 300sqm. The site is predominantly cleared and has a slight fall from the northern boundary to the southern boundary. All services required to facilitate the future subdivision are available in this locality but will need to be extended and connected to the property to complete a future subdivision. Although the property has a frontage to Flemington Street, this road is not currently constructed. Currently physical access is via McGonnell Road. For more information or an inspection, please contact the exclusive selling agent Ray Stocker of Raine & Horne Great Southern. Mobile: 0418932746 Email: ray@greatsouthern.rh.com.au