

**136 Bortolo Dr, Greenfields, WA, 6210**

**Raine&Horne.**

**Sold Land**

Saturday, 17 August 2024

136 Bortolo Dr, Greenfields, WA, 6210

Type: Land

## LARGE 3302M2 WOODED LOT

If you are looking for a large country lifestyle lot, yet have the convenience of being close to all major amenities including Shops, Schools and Cafe's, this may be the answer.

Situated alongside a large nature reserve. This large lot on the edge of well established homes on large lots is waiting for a buyer wanting a nicely wooded lot.

The property is nicely wooded to provide the wooded/country feel and add a charm that we feel you will want to retain. This site has two specific protected trees which we will identify if you make an enquiry on this Lot.

It is Councils desire that the Lots retain a rural feel, so their preference is to keep as many trees as possible. There are no predetermined building envelopes but there is a requirement to excavate approximately 1 metre of land under the proposed building pad and replace the unsuitable foundation soil with a suitable and compacted foundation material.

As with most large sites, due to there being vegetation on the site and surrounding the site it is in a designated bushfire prone zone thus there are now statutory requirements that the proposed homes will need to be more fire resistant and thus buyers need to be aware this will increase cost above a basic construct cost. Buyers should consult with their builder on this matter. Rather than offer a rebate to assist with this and site works the seller has adjusted the ask price downward to allow for this. Where else can you get lots over 2000m2 in a great location at this price?

There is scheme water running past the Lots and a buyer will need to apply for a water meter as per the normal process. There is no sewer available, so each owner needs to manage their own sewerage disposal to council requirement. There is Western Power and ATCO gas supply running past the Lots and available for connection. Fencing will be the responsibility of the buyer.

In Summary all essential services are available except sewer connection, but normal septic is allowed,.

Large lots in good locations like this are scarce.

This lot is priced to sell, so be quick to and make your offer before it is gone.

We look forward to your enquiry.

For further details contact Peter Vetten - [pvetten@rhmandurah.com.au](mailto:pvetten@rhmandurah.com.au)