

Lot 504, Elm Cv, Collie, WA, 6225

Elders

Land For Sale

Friday, 16 August 2024

Lot 504, Elm Cv, Collie, WA, 6225

Type: Land

Subdivision Potential - 1.1 Ha Lot of Land!

Presenting an exclusive opportunity to own a remarkable 1.1-hectare (2.71-acre) lot situated in the heart of the charming Collie Township. This expansive parcel of land is nestled within a beautiful estate, offering you the chance to capitalize on the high demand for housing through potential future subdivision and development. The land is strategically zoned under the 'Urban Development' scheme by the Shire of Collie, emphasizing its promise for residential, and other developments normally associated with urban growth.

Imagine the possibilities as you stand on this massive slice of paradise, surrounded by newly constructed homes and the serene backdrop of Mother Nature. This property is uniquely positioned less than 1.5 kilometres from the vibrant town centre, ensuring easy access to amenities while enjoying the tranquillity of a peaceful, family-friendly neighbourhood.

The 'Urban Development' zoning provides a foundation for structured growth and dynamic development. Specific approvals will be required from the local government to set up the area for subdivision, including a Structure Planning process. This involves meeting certain requirements such as consolidating road layout/access, lot configuration, and coding. Additionally, the planning must address land use constraints, covering critical aspects such as bushfire-prone areas, environmental assessments, underground mining considerations, and compliance with applicable State Planning Policies (SPPs).

The Local Planning Scheme identifies urban development to provide future land use intentions and a basis for more detailed structure planning. It aims to offer a range of residential densities, encouraging a variety of living accommodations, and supports the progressive development of urban areas for both residential purposes and commercial activities typically associated with residential settings.

In a market where land and property are in such short supply, this rare opportunity is perfectly timed for developers eager to meet the high demand for housing. Whether you are a seasoned developer or new to the field, this is the ideal property for your next project, offering boundless potential in a highly desirable location.

For more detailed information and to discuss the exact requirements for development, please contact Matt Blackford at 0405 919 121 or email matt.blackford@elders.com.au. Don't miss your chance to create something extraordinary on this prime piece of land in Collie Township.

- 1.1 Ha (2.71 Acres) of Land
- Less than 1.5 Kms to the town centre
- Beautiful bush backdrop
- Recently established Estate

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision