

# Lot 12 Myola Drive, Kalgan, WA 6330

## Sold Residential Land

Saturday, 9 December 2023



Lot 12 Myola Drive, Kalgan, WA 6330

Area: 7918 m2

Type: Residential Land



Rob Humfrey  
0428447226

**\$370,000**

Relish fishing, boating, kayaking, swimming and rowing on the spectacular Kalgan River and the serene bush and pastured surrounds of this exceptional, elevated lifestyle lot. It backs straight onto the magnificent upper section of the river and offers a tranquil cul-de-sac position and sunny aspect. Enjoy world class beaches, public and private schools, major shopping precincts and downtown Albany, all within only about a 23-minute commute. There are great prospects to build a two-storey home to potentially achieve river and undulating farmland views. The lot is zoned Rural Village, which under the Albany City Planning Scheme allows for residential, commercial & recreational land use to help create a sense of community in the area. Based on this zoning, there would be potential to set up an income-earning venture on the lot. As an example, a coffee shop is due to open soon nearby. Simply embrace the lifestyle or tap into the zoning opportunities. For more detailed information or to arrange a private viewing please contact Rob Humfrey on 0428 447 226.