

**Lot 311, Hereford Way, Milpara, WA 6330**



**Sold Residential Land**

Wednesday, 6 September 2023

Lot 311, Hereford Way, Milpara, WA 6330

Area: 2016 m<sup>2</sup>

Type: Residential Land

**\$270,000**

The release of 10 super-sized lifestyle blocks in the final stage of The Rise Estate in Milpara is exciting news for discerning home builders placing a premium on breathing space and privacy a few minutes from town. Blocks developed in the first two releases demonstrate the inspiring possibilities on offer here – expansive homes with big sheds and space for gardens, vegetables, orchards, chooks and recreation. Buyers will have a valuable opportunity to secure their chosen block now and pay later, when titles are released around 2023. This allows ample time for choosing the best home site and initiating the important designing and planning phases for a smooth start to a new home build. The land in this release takes in a lovely green outlook towards rural land to the north. Blocks range from mostly flat to gently sloping, minimising site works and facilitating land use. Sizes vary from 2003sqm to 2045sqm, and all are cleared, fenced and front Hereford Way for easy access. They have underground power, scheme water and reticulated gas on site ready for connection. While lifestyle blocks cater for a family's whims as well as needs with bespoke infrastructure and land for play, there's more to consider, such as proximity to amenities. These blocks answer all the family's needs with a major supermarket, high school, TAFE, liquor sales and a fuel outlet within 2km. Albany's CBD is only an eight-minute drive away, making these blocks stand out among the few of this size so close to town. Smart buyers getting in early will have first pick, so if you're in the market for a big block for your dream home, now is the time to discuss your options with Jeremy Stewart of Merrifield Real Estate. What you need to know: - 10 super-sized lifestyle blocks – vacant residential land - Third and final land release at The Rise Estate - Sizes vary from 2003sqm to 2045sqm - Secure your block now, pay later – title release expected 2023 - Lovely green outlook - Flat to gently sloping - Cleared, fenced - Underground power, scheme water, reticulated gas on site - Space for big home, sheds, gardens, veggies, orchard, chooks - Less than 2km to supermarket, high school, liquor sales, fuel - Eight minutes' drive to CBD – among the few big blocks this close to town