

# Lot 314, Hereford Way, Milpara, WA 6330

## Sold Residential Land

Thursday, 16 November 2023

Lot 314, Hereford Way, Milpara, WA 6330

Area: 2031 m2

Type: Residential Land



Jeremy Stewart  
0439940976

**\$256,000**

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. Lot 314 Hereford Way is the last block available in Stage 3 The Rise Estate. Titles are now available so there is no waiting around to build. The lot takes in a lovely green outlook towards rural land to the north. It is gently sloping, minimising site works and facilitating land use. The lot size is 2031sqm, and is 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. This block answers 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 this block stand out among the few of this size so close to town. 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:- Last lifestyle block available in The Rise Estate- Size is 2031sqm- Title available, build straight away- Lovely green outlook- 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