

# Lot 4, Sawpit Place, Sawyers Valley, WA 6074

## Sold Residential Land

Sunday, 24 March 2024



Lot 4, Sawpit Place, Sawyers Valley, WA 6074

Area: 3162 m2

Type: Residential Land



Lindsay Earnshaw



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**\$395,000**

It's quite rare for blocks of land this size to become available in these gorgeous streets otherwise filled with sprawling, established properties. But here, your dream can be fulfilled to all its potential with a chance to be part of a select group of five approximately half-acre blocks. It's your opportunity to build a forever home exactly as you've always envisioned it on a spacious (but not maintenance-heavy) block that grants you the freedom to craft a perfectly tailored life. Whether your future property includes sprawling lawns where children zoom about, vegetable gardens bursting with edible goodies, or a pool area that's almost as big as the backyard... well, you can do it all here. The surrounding streets showcase some of the most striking options for home styles, too. If you're thinking of a modern masterpiece with smart app compatibility or a sustainable, eco-friendly haven, this land will be the perfect foundation. And when you are ready to make the big move, Sawyers Valley will be ready - strong community, picturesque surroundings and connection with nature, close proximity to choices of local schools, and why not join the tennis or cricket club and really get to know your neighbours? Features Include: • Newly created vacant land in established community • Only 5 lots for sale • Water, power & phone available • Fully fenced with farm gates • No building timeframes • No covenants • Drainage system installed • BAL 29 • Titles available end of March/early April Available Lots: Lot 1 - 2,180sqm corner lot (two gates) Lot 2 - 2,198sqm Lot 3 - 2,113sqm Lot 4 - 2,034sqm Lot 5 - 3,163sqm UNDER OFFER With water, power, and phone already available, these fully-fenced blocks offer some extra build-friendly bonuses to boot: no restrictive building timeframes or stifling covenants hold you back. The land comes with a BAL rating of 29, offering peace of mind in the Summer season and with a drainage system and fencing and farm gates already installed, you can focus on the creative aspects of bringing your vision to life. You know, when you're ready. No rush. You're on Hills' time now! But with titles available at the end of March/early April, do not snooze on these beauties. NOTE: these photographs were taken before the fencing was completed. All lots will be fully fenced before settlement. For more information on 170 Throssell Street Sawyers Valley or for friendly advice on any of your real estate needs please call Shirley from Team Lindsay on 0414 996 706.