

# Lot 617, Lot 617 Little Oxford Street, Gledhow, WA 6330



## Sold Residential Land

Tuesday, 5 September 2023

Lot 617, Lot 617 Little Oxford Street, Gledhow, WA 6330

Area: 630 m2

Type: Residential Land

**\$240,000**

Welcome to Argyll Heights, Gledhow & the opportunity to parachute yourself headlong into your own home. First home buyers and young families with a resounding feeling that owning their own home is just a pipe dream can now look at Argyll Heights, a residential subdivision only minutes to town. Argyll Heights Estate brings an opportunity to procure a desirable piece of land, in a superb location, without breaking the bank. The size of this block is perfect in which to create a spacious abode with all of the fruit you need- if you're a movie junkie, theatre it is! A BBQ professional? The ultimate al fresco. A masterchef? The dream kitchen. The gardening guru? - the perfect little patch in which to potter. Combine that with your bargain block, and you have yourself an opportunity to get your foot in the door and enjoy the fruits of your labour in your very own home. The estate itself is in a handy location, tucked away from main roads and therefore any hustle and bustle that would make your down time anything less than serene. However it is close enough to amenities to create yourself a life of convenience at just 5 minutes from town and moments from mini deli's takeaway food outlets and more. The blocks are fully serviced having power, water & deep sewer. The owners are throwing in a fencing incentive to help smooth out your set up process even more, as well as saving you a pretty penny. Benefits don't stop there, the current first home buyers grant is \$10,000 for new builds. Considering that you are almost guaranteed immediate equity with a new build, why would you pass up such an opportunity to not only take that jump and pull the chute, but glide beautifully through the next era of home ownership and growth. Or, it would be just the right opportunity for you to create the perfect home in which to slow things down, and enjoy your twilight years in an affordable yet beautiful place that still gives you change leftover to enjoy the finer things in life. Make an appointment today to stroll through the Estate, pick out your perfect possie and discuss the dollar saving bonuses that will help you to achieve your home ownership dream. What you should know:- Fencing rebate once built- No building time frames- Close proximity to harbour- Entry level prices into the market- Water views of Princess Royal Harbour Mount Melville aspect- 630sqm block- Powered, water & sewer