

**Lot 654, Greyhound Circle, Gledhow, WA 6330**



**Sold Residential Land**

Wednesday, 17 January 2024

Lot 654, Greyhound Circle, Gledhow, WA 6330

Area: 1413 m2

Type: Residential Land



Jeremy Stewart

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**\$190,000**

The release of seven supersized lifestyle blocks in Stage 5 of Gledhow's Argyll Heights development is exciting news for home builders valuing that rare combination of elbow room and proximity to the city. This is a select new suburb with quality homes now occupying blocks from previous land releases and families already enjoying the myriad benefits of this central location within a few minutes of schools, supermarkets, sports grounds, recreation, fishing spots and the beach. These highly desirable blocks, zoned R20, present an opportunity for owners to build a big home with a shed up to 120sqm for the caravan or boat, and establish gardens with fruit trees, lawns, vegetables and chooks – all life-enhancing aspects of a bigger block. The two lots at the top of the sloping land, accessible from Little Oxford Street, enjoy a leafy outlook towards Torndirrup National Park and Princess Royal Harbour. Those on the lower section of the slope face bush reserve and are located on Greyhound Circle, with pedestrian access to Little Oxford Street. Lots range from 1413sqm to 1668sqm and are priced between \$175,000 and \$220,000. Water, power and sewerage are ready for connection to each lot. Owners are assured a Local Development Plan preserves the integrity and ensures the high livability of these superior lots. The plan defines setbacks, building envelopes and design elements – including building materials, colours and fencing. An indicative plan of the buildings and overshadow restrictions has been produced for siting guidance for each block. The indicative plan is only for some lots, not all. Two-storey homes are permissible within LDP guidelines, so owners could make the most of the outlook and the footprint by thoughtful planning of indoor and outdoor living areas and enjoy the luxury of space. The blocks are also protected by the building requirements of the site's Bushfire Attack Level (BAL) ratings. Four have low BAL ratings; two have a BAL of 12.5 and one has a BAL of 19, promoting confidence that the property could withstand fires through judicious design and building materials. Titles are expected to be released in 2023, so now is the time to secure your ideal home site from these select residential blocks – there's no timeframe restriction on building. Talk to Jeremy Stewart of Merrifield Real Estate for more details on the lots and pricing to suit your needs and budget. Then take a walk on the land, choose the place you'd like to call home, and start planning your enviable new lifestyle. What you need to know: - New release of supersized lifestyle blocks - Few minutes from the city, schools, supermarkets, sports, fishing, beach - Areas range from 1413sqm to 1668sqm - Priced between \$175,000 and \$220,000 - Build big home and shed, plant orchard and veggies, keep chooks - Power, water, sewerage ready for connection - Local Development Plan preserves integrity of the sites - Titles to be released in 2023 - No building timeframes