

# Lot 8 Round Drive, Katanning, WA 6317

## Sold Residential Land

Wednesday, 6 September 2023

Lot 8 Round Drive, Katanning, WA 6317

Area: 9 m<sup>2</sup>

Type: Residential Land

## Contact agent

Approved 3 Super Lots (WA Planning Commission) Lot 1 - 54 Residential lots Lot 2 - 54 Residential lots Lot 3 - 59 Retirement Village Survey Strata sites Proposed total of 167 Lots Total area - 9.76 ha Water and Sewerage services available with capacity Power available Close proximity to Schools and Hospital Katanning is a regional centre, centrally located in the 'heart' of the Great Southern of Western Australia. It offers the advantages of a rural lifestyle, with the convenience of easy access to the cities of Perth, Albany, and Bunbury. There exists a demand for housing in the town. Katanning Shire's Community Strategic Plan 2017 identified a critical shortage of short, medium, and long term accommodation which has since been exacerbated with two major projects being developed within the immediate area. Quality housing for professionally employed people forms an important part of the shortage. Katanning is a regional centre with access to a wide range of recreation and leisure facilities, government, health and education services as well as a diverse retail and business district. Katanning is a vibrant and active town that acts as a hub for the smaller communities in nearby locations. While it has relied heavily on agriculture in the past, tourism and culture is increasingly becoming an important component of the wealth creation opportunities that exist in the area. Katanning has a rich multicultural flavour with more than 25 nationalities represented among its residents. The access to the cuisine and culture of these people is celebrated annually during the renowned Harmony Festival. The Shire of Katanning is proactive in sourcing funding and other resources and are very supportive of all community and business groups and projects. This property presents an excellent opportunity to fulfill a demand by taking this development to its completion. The Owner will consider all reasonable offers. Contact Ian Hanna on 0427215076 for more information and a copy of the Information Memorandum.