

Lot 89, 55 Valcan Road, Orange Grove, WA 6109



Sold Residential Land

Tuesday, 3 October 2023

Lot 89, 55 Valcan Road, Orange Grove, WA 6109

Area: 1 m2

Type: Residential Land



Gary Warne
0411588334

\$667,000

JUST 15 KMS FROM PERTH CITY !This level 1 hectare (10,011 sqm) lot is situated amongst Quality homes in a quiet cul de sac, which comes off Crystal Brook Road just at the bottom of Lesmurdie Hill.Valcan Road is a quiet Gum Tree lined street which meanders along over the border of both Wattle Grove and Orange Grove. Lovely bush walking trails nearby.With great access to everywhere in Perth via Tonkin and Roe Highways located nearby.Down your own private driveway, your next address awaits. Huge block zoned Special Rural with power, communications and water.Titled and ready to build on. Boundary fencing goes in in the next 4 to 6 weeks. Currently being used as a horse property , so PLEASE CALL TO VIEW by appointment.Developers , please be aware that there is NO FURTHER SUBDIVISION POTENTIAL HERE.IT"S JUST A GREAT PLACE TO LIVE amongst the birds, Quendas, and the occasional Kangaroo, but still close to the City.FAMILY BUYERS , If you are looking for a larger lot for the family to build a large home, but also with potential to add another home under City of Gosnells and WAPC ancillary home rules, here it is !The lot size can accommodate 1 or 2 homes (with the second home being an ancillary home , both on the one title), subject to council approval of course, a decent sized workshop and plenty of room for the children to play.CLOSING DATE SALE with offers considered 4pm Tuesday 24 th October, 2023. Expected sale in the mid to late \$600,000's.The owners reserve the right to accept an offer prior to the closing date. Obviously it would need to be a very good offer for them to do so.To view please DON'T walk down the bitumen driveway, or on to the lot. There are horses there under agistment at present. Call GARY WARNE to arrange an appointment to view.