

Lot 9, 32 Gladstone Avenue, Swan View, WA 6056

Professionals*

Sold Residential Land

Friday, 1 September 2023

Lot 9, 32 Gladstone Avenue, Swan View, WA 6056

Area: 276 m²

Type: Residential Land

\$155,000

Welcome to 9/32 Gladstone Avenue, Swan View! This block finds its way back onto the market after a long wait for financial approval which was just declined !!!Build the best value home in Montal Private Estate before its gone.Can't find a house in this crazy market??? So why not design and build your own dream home here.With the lush backdrop of the Darling Range to the East, school, green playing fields across the road and the tree lined streets all around, Midland and Perth City to the West, your Swan View lifestyle begins here.Move into your own brand-new home in this last remaining block in the Montal Private Estate before it's too late as this block will be sold. Exceptionally priced to sell. Plus, for eligible buyers, you can receive a \$10,000.00 * building bonus towards the construction of your new home. You also have the flexibility of choosing your own builder or from one of our recommended builders., the choice is yours!This is a safe and secure gated community of only 32 lots and the surrounding homes have all been constructed with quality and amenities in mind. The developer has spared no expense in building a Premium Estate with beautiful landscaping, stylish laser-cut fencing, street lighting, underground services and is NBN ready. Check out the link of the initial development and you will be impressed at your new home location. <https://www.youtube.com/watch?v=xVfP0h1xVGo>You will be spoiled with choice by this well-appointed location with so many amenities nearby. Only a short stroll to the local Swan View Shopping Centre which includes a Coles Supermarket, pharmacy, post office medical centre, cafés and restaurants and more with the local IGA and local Tavern only 400meters from your doorstep. Be safe and secure with the flexibility to walk to a choice of local parks, schools, heritage trails, variety of amenities and the Midland Gate Entertainment precinct less than 3 kilometers away, offering you a wide range of retail and dining options.The Montal Private Estate is in the highly sought after suburb of Swan View located less than a 30-minute commute by car to the CBD and only a 15-minute train ride. Located within minutes access to the major arterial highways, Transperth Bus Routes within walking distance and Midland train station moments away for those who like to sit back and relax on the way to work or pleasure.With the Gateway to Swan Valley at your doorstep, Guildford Café and Restaurant precinct within a short distance, access to wineries and chocolate factories are never too far away. Why would you want to live anywhere else?Whether you're starting a family and want to build your own brand-new home, investor growing your portfolio, a retiree or empty nester wanting to downsize into your new home. Now is the time to make your move and take advantage of the potential here.Features Include:•The Last remaining Block in The Montal Private Estate•276sqm Level Block•Builder Ready•Planning Approval Completed•Safe, Secure and Private Complex•Close to All Amenities•Walking Distance Schools, Shops and Heritage Trails•Build Your New Home for Retirement•Investment•First Homeowner•Lock & Leave•Fly in Fly Out•Low Strata Fees•Exceptionally Priced to SellAdditional Features:•20 Meters to Swan View High School•530 Meters to Swan View Primary School•350 Meters to Early Learning Child Care•95 Meters to Transperth Bus Route•400 Meters to Coles Supermarket•400 Meters to Swan View Shopping Centre Mall•400 Meters to Swan View Tavern•400 Meters to Your Choice of Dining Options•400 Meters to Pharmacy•400 Meters to Post Office•400 Meters to Medical Centre•200 Meters to Dental Surgery•90 Meters to Collier Recreational Park Playground•370 Meters to Swan View Recreational Park•800 Meters to Brown Recreational Park•1.3 Kilometers to Midland•2.9 Kilometers to St Jon of God Midland Hospital•3.8 Kilometers to Midland Train Station•5.5 Kilometers to Historic Guildford •5.5 Kilometers to Gate Way to Swan Valley•9 Kilometers to Perth Airport•18 Kilometers to Perth CBD •Easy Access & Proximity to Major Arterial Road Call me now to enquire about this amazing opportunity today. Aaron 0429 200 947 aaron@stirlingclark.com.auDisclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.•Please note that the above-mentioned distances are only approximations and not a representation of exact distances and should be read accordingly.•Please note that the above-mentioned bonus of \$10,000.00 is indicative of the Government First Home Buyers Grant and eligibility of this grant should be confirmed by the buyer and read accordingly.Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behavior and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to

assist you.