

# Proposed Lot 101, Burt Street, Mount Clarence, WA 6330

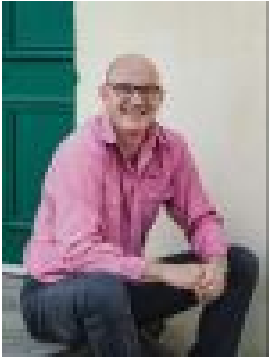
## Residential Land For Sale

Friday, 3 May 2024

Proposed Lot 101, Burt Street, Mount Clarence, WA 6330

Area: 507 m2

Type: Residential Land



Blair Scott

0459024026

## Offers above \$269,000

Discover the canvas for your dream home at this prime piece of vacant land, perfectly nestled in the heart of Mount Clarence. The versatile size of 507sqm provides plenty of options for home design, with the elevated position providing a lovely outlook to the Porongurup Range while ensuring you can easily make the most of the northerly aspect and bountiful light and warmth on offer. Located centrally to the hub of vibrant Albany and its bars, eateries, and shops, and within an easy drive of stunning Middleton Beach, this central location will appeal to all. This lot is perfect for retirees, downsizers, and professionals looking for a superb location, and with Albany Primary and Albany Senior High right next door, will also appeal to families.

- 507sqm of vacant land
- Elevated position with appealing outlook to Porongurup Range
- Northerly aspect allows home design to maximise light and warmth
- Gentle slope for relatively easy building
- Excellent central location between CBD and beach
- Primary and High schools right on doorstep
- Mount Clarence bush trails very close by for walking and mountain biking, school ovals very close for kicking a footy
- Exceptional lifestyle area where you can enjoy the bounty of nature – crystal blue waters, deserted beaches, pristine forests, and stunning granite coastline. A rich and diverse arts scene, fantastic food and wine, and great people!
- Sewer, power, water, reticulated gas, and NBN all available
- Adjoining Proposed Lot 102 Suffolk St also available

There are few vacant lots available in central Albany, let alone lots with northerly aspect and all the other benefits on offer here, and as the city continues to boom these become harder and harder to find. Get amongst it now in the gem of the Great Southern. For your private inspection or more information please contact Blair Scott on 0459 024 026.