

**1 Second Avenue, Northampton, WA 6535**

**Residential Land For Sale**

Wednesday, 10 July 2024

**Professionals**

**1 Second Avenue, Northampton, WA 6535**

**Area: 14 m2**

**Type: Residential Land**



Will McKenzie  
0472532307



Harrison King  
0899652000

## Offers Above \$300,000

Discover an exceptional opportunity to invest in a large parcel of land in the vibrant Northampton area, formerly known as Settlers Hill. This prime piece of real estate, spanning over 37 acres, holds great potential for development, particularly with the proposed Oakajee hydrogen hub slated to commence construction in 2024. The land offers a coveted location, making it a prized development site. With the possibility of creating approximately 55 spacious residential allotments, each measuring over 2,000 square meters, the potential for growth and prosperity is immense. Previously granted subdivision plan approval exists for this land, this could provide a streamlined pathway to bring your development vision to life. What sets this development apart is its undulating landscape, creating a unique and personal aspect for each block that can be developed. Amidst the picturesque surroundings lies a captivating bush nature reserve, home to the remnants of the historic Gwalla Church. Opportunities of this caliber are exceedingly rare, so seize the moment and secure your future investment, in this highly desirable development block. For more information and access to detailed plans of the previous subdivision, please reach out to Team McKenzie on 0472 532 307. Disclaimer: 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.