

**3 Monash Avenue, Como, WA 6152**



**Residential Land For Sale**

Wednesday, 19 June 2024

**3 Monash Avenue, Como, WA 6152**

**Area: 675 m2**

**Type: Residential Land**



**Cristina Spinella**  
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**Kathryn Perin**  
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## EXPRESSIONS OF INTEREST

Your Local Rays of Sunshine welcome you to 3 Monash Avenue, Como. Welcome to a rare gem in the heart of Como's prestigious 'The Avenues' Precinct! This cleared, vacant block spans an impressive 675m<sup>2</sup> and offers an ideal North-South orientation, providing the perfect canvas for your dream home. **Property Highlights:**

- **Prime Location in Como:** Situated in the sought-after 'The Avenues' Precinct, this location offers a lifestyle of convenience and prestige within the City of South Perth.
- **Generous Land Size:** A substantial 675m<sup>2</sup> block, a rare find in this area, ready for you to build your dream home.
- **Ideal Orientation:** North-South orientation ensures your new home will be bathed in natural light, with optimal sun exposure throughout the day.
- **Impressive Frontage:** Boasting a 13.41m frontage, this lot provides ample space for a variety of architectural designs. This vacant land represents a unique opportunity to create a bespoke residence tailored to your vision. Imagine designing a home that perfectly suits your lifestyle, with generous outdoor areas, modern amenities and ample space for entertaining.

**Why You'll Love This Opportunity:**

- **Ready to Build:** With the land already cleared, you can move forward with your plans immediately. Just get your plans approved and start building!
- **Exceptional Investment:** Land of this size and orientation is rarely available in this area, making it an outstanding investment for the future.
- **Convenient Location:** Enjoy easy access to local amenities, including top schools, parks, shopping, dining, and public transport options. Don't miss out on this exceptional opportunity to secure a piece of rare earth in one of Como's most desirable locations.

**PROPERTY PARTICULARS**  
Land | 675m Green Title Allotment  
Frontage | 13.41m  
2023/24 OUTGOINGS: City of South Perth | \$1,696.88 pa  
Water Corporation | \$ 778.83 pa

Need more information? Contact your Local Rays of Sunshine - Cristina Spinella on 0414 400 136 or Kathryn Perin on 0405 709 763.

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