

**91 Wright Street, Collingwood Park, WA 6330**

**Residential Land For Sale**

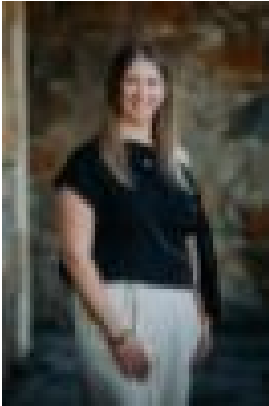
Sunday, 23 June 2024



91 Wright Street, Collingwood Park, WA 6330

Area: 2 m2

Type: Residential Land



Chelsea McIntyre  
0400865773



Monique Hammond  
0419486175

## Offers Above \$325,000

This incredible 5 acre block is ideal for those seeking a lifestyle property close to all of the conveniences that Albany's thriving city centre offers - as well as being within 10 minutes of Emu Point, Middleton Beach and Lake Seppings. Set back from Collingwood Road, the regular shaped block is zoned 'Urban Development', allowing you to build a single dwelling now and giving you the opportunity to further develop the land in the future (STCA). Covered mostly by native scrub, trees and wattle, the perimeter of the lot contains a fire break and partial clearing along the North West and North East boundaries. There is also road reserve along the two remaining sides which could provide dual road frontage in the future. Nearby developments in the surrounding area highlight the potential of this site and offer great inspiration for the potential of this property. Features include:-  
- Unique 5 acre lot close to amenities and natural attractions  
- Potential to develop the land or build a single home  
- Mature trees throughout  
- Scheme Water and power available  
- Council rates \$1381.51, Water Rate \$282.59  
For further information about the land and for viewing information and access contact Chelsea McIntyre on 0400 865 773 or Monique Hammond on 0419 486 175