

# Lot 106, 22 Clematis Crescent, Kalbarri, WA 6536



## Residential Land For Sale

Wednesday, 10 July 2024

Lot 106, 22 Clematis Crescent, Kalbarri, WA 6536

Area: 6931 m2

Type: Residential Land



Rob Farris

0418956700

## **\$650,000 PLUS GST**

Outstanding Location - A Rare, Large 6,931sqm, R40 Zoned Vacant Lot PRICE \$650,000 PLUS GST What a Unique Coastal Lot - Check Out the Beautiful Ocean, Coastal & Inland Views Zoned R40 Group Dwellings - Current Use Single Residential and Development Potential for a Land Sub-Division. Great Potential to construct Multiple Unit/Villas for Permanent Rentals or short-term holiday rental accommodation to generate an excellent income. With approval from the Shire of Northampton. KEY FEATURES

- Surrounded by Reserve on three boundaries, with the eastern side boundary having a developed landscaped park
- Situated on the Stunning Coastline of Kalbarri
- Only 1 km to Red Bluff Beach and 1.8 km to World Renowned Jakes Point Surf Break
- Services Available: Underground Power, Scheme Water, Deep Sewerage, Communications
- No Building Covenants or time limits allows for buy and hold investments
- Ultimately positioned on one of the most picturesque coastlines in West Australia, where there is excellent fishing, surfing, swimming and diving spots just across the road
- It is an easy bike ride on the cycleway south of Kalbarri town centre, where you can enjoy all the benefits of the spectacular coast line, beaches and the legendary Murchison River

With the spectacular Kalbarri National Park "Sky Walk" now in full operation, tourism is booming and newer, modern associated facilities are now in great demand. Plus with the possibility of the "Murchison Renewable Hydrogen Project" going ahead on the Murchison House Station, the future looks fantastic for this wonderful coastal town to live permanently or holiday and enjoy the beautiful Mediterranean-style weather, right on the Indian Ocean and the beautiful meandering Murchison River.

**HOW TO SECURE THIS AMAZING BLOCK** - contact exclusive sales representative Rob Farris on 0418 956 700 or email [rob@jmwrealestate.com.au](mailto:rob@jmwrealestate.com.au). Disclaimer: While we have made diligent efforts to ensure the accuracy of the information presented in this document, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements. Parties with interest are advised to independently verify the information provided in this material. Licensee: JMW (WA) Pty Ltd ABN 41 304 155 031.