



## PRIME CORNER NORTH FACING BLOCK

Magnificent north facing 350sqm of prime land in the heart of Padbury and directly opposite parkland, playing fields and Padbury Primary.

The perfect platform for you to design and build your dream family home.

The highly sought-after corner site features over 20 meters frontage to Giles Avenue and will provide wonderful flexibility with build design and enable full utilisation of the northern light that stretches across the block. The site will accommodate a wide range of plans with design flexibility on offer given you are not working with a narrow frontage. The block is reasonably level with minimal site works required and best of all it is in an established neighbourhood.

Features at a Glance:

- 350sqm corner survey-strata block zoned R20
- The use of the corner truncation to calculate additional built up area on the lot (additional site coverage)
- Very well located
- Multiple options for home designs, both single and double storey
- North facing
- 24 meter frontage to Giles Avenue

350 m<sup>2</sup>

<b>Price</b>	SOLD for \$350,000
<b>Property Type</b>	Residential
<b>Property ID</b>	765
<b>Land Area</b>	350 m <sup>2</sup>

### Agent Details

Joseph Mansour - 0412 672 234  
Tina Wilton - 0417 911 503

### Office Details

Applecross  
21 Kearns Crescent Applecross WA  
6153 Australia  
08 9364 8899



- 16 meter frontage to Grey Road

The location is perfectly positioned a short walk away from Padbury Primary School, playing fields, parkland, shopping precincts and public transport options.

Be sure to enquire today.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*