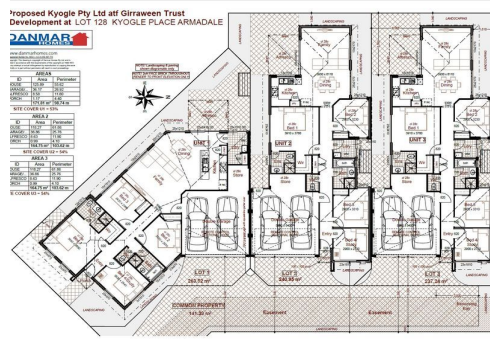




TYPE	FREEHOLD	S.S.A.	YES/
PURPOSE	SUBDIVISION		
PLAN OF	LOTS 101 - 147, ROADS, ROAD WIDENING & EASEMENT		
FORMER TENURE	SEE TABLE		
LOCAL AUTHORITY	CITY OF ARMADALE		
LOCALITY	ARMADALE		
B.O.L. FILE			
FIELD RECORD	137563		
SURVEYOR'S CERTIFICATE - REG 54	D.P. JOHNSON		
<small>Notes: (a) This plan is accurate and is a correct representation of the:          (i) survey; and/or          (ii) measurements from measurements recorded in the field records.          (b) No liability is accepted for the purposes of this plan and that it complies with the relevant and/or related legislation, which is a warrant.          Date Issued: 2020.01.14 12:30:49-48PST          LICENSED SURVEYOR</small>			
LOGGED			
DATE	FEY PAID	ADDRESS	
L.S.C.	EXAMINED		
WESTERN AUSTRALIAN PLANNING COMMISSION 191 943546			
Delegated under s.16 PAB Act 2005			
SUBJECT TO IN ORDER FOR DEALINGS			
ASPECTOR OF PLANS AND SURVEYS APPROVED (Reg 26A16)			
ASPECTOR OF PLANS AND SURVEYS 20/26 Licensed Surveyors Act 1908			
DEPOSITED PLAN 404273 SHEET 1 OF 2 SHEETS (PLUS SURVEY SHEETS) VERSION 1			



**On A Budget!!!!**

## 12B KYOGLE PLACE, Armadale

Sold for \$80,000 (Apr 02, 2020)

- Lot 2 – 12B Middle Block of land is approx. 256 M2

Looking for a block big enough to build that first home or investment property.!

Secure it now as Titles have been issued and you have a choice of purchasing an individual lot or two or all 3 lots if you wish.

This is a small complex of only 3 Titled Survey Strata Blocks zoned R40 all of a good size.

- Lot 1 – 12A Street Frontage is approx 237 M2,
- Lot 2 – 12B Middle Block is approx 256 M2
- Lot 3 – 12C Rear Block is approx 301 M2

And under instruction they must be all sold.

The plans attached are indicative of what could be built on the site



**Property ID:** L863995  
**Property Type:** House  
**Land Area:** 256.0 sqm

**Will Trainer**  
 0414 934 693  
 will.trainer@canningtonnras.rh.com.au

- Plans indicate each block is capable of building a good size 4-bedroom x 2 Bathroom Double lockup Garage with Alfresco area. Or you could add, change or you might already have your own house design or builder.

We have been instructed from the owner to present all offers as these properties must sell

Conveniently located just off Armadale Road with easy access to Tonkin Highway and the Freeway. Just 35mins to the Perth CBD, walking distance to Haynes Shopping Centre, walking distance to Neerigen Brook Primary School, A Short 5mins drive to Cecil Andrews College and the City of Armadale shopping and business precinct with all public transport solutions available.

So if you are interested contact the agent via email or phone Will.Trainer on 0414 934 693 to discuss further or email me on [will.trainer@canningtonnras.rh.com.au](mailto:will.trainer@canningtonnras.rh.com.au)

Please register your interest by clicking the box above (EMAIL AGENT) or (CONTACT AGENT)

Register your interest today and the listing agent will contact within the next 24 hours.

Our Raine and Horne Office is open Monday to Friday 8.30am to 6pm and Saturdays from 8.30am to 12pm. The Raine and Horne Cannington NRAS Office is 121 Wharf St, Cannington, WA 6107

For a FREE market appraisal in Cannington, call Raine and Horne Cannington/NRAS on 9351 8871 or 93901442 or email [will.trainer@canningtonnras.rh.com.au](mailto:will.trainer@canningtonnras.rh.com.au)

Real Estate Agent Cannington, Raine and Horne Offer Obligation Free Market Appraisals call 9351 8871 or 93901442 E-mail [will.trainer@canningtonnras.rh.com.au](mailto:will.trainer@canningtonnras.rh.com.au)

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Free Property Appraisal call Raine and Horne on 9351 8871 or 9390 1442 or email