



## Nicely Treed 2057sqm Residential Lot

### 115 Bortolo Drive, Greenfields

#### Sold

This 2057m<sup>2</sup> residential lot has a pleasant country feel ambience to complement your desired home dream. The Lot has a generous 35.10m frontage, so it is easy to get your van or boat down the side of your proposed new home.

The property is nicely wooded to provide the country feel and add a charm that we feel you will want to retain. Some sites have one or two protected trees which we will identify if you make a specific enquiry on a particular Lot.

It is Councils desire that the Lots retain a rural feel, so their preference is to keep as many trees as possible. There are no predetermined building envelopes but there is a requirement to excavate approximately 1 metre of land under the proposed building pad and replace the unsuitable foundation soil with a suitable and compacted foundation material.

As with most large sites, due to there being vegetation on the site and surrounding the site it is in a designated bushfire prone zone thus there are now statutory requirements that the proposed homes will need to be more fire resistant and thus buyers need to be aware this will increase cost above a basic construct cost. Buyers should consult with their builder on this matter. Rather than offer a rebate to assist with this and site works the seller has adjusted the ask price downward to allow for this. Where else can you get lots over 2000m<sup>2</sup> in a great location at this price?



<b>Property ID:</b>	L444315
<b>Property Type:</b>	Land
<b>Land Area:</b>	2057.0 sqm

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**Peter Vetten**  
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There is scheme water running past and a buyer will need to apply for a water meter as per the normal process. There is no sewer available, so each owner needs to manage their own sewerage disposal to council requirement. There is Western Power and ATCO gas supply running past and available for connection. Fencing will be the buyers responsibility.

These lots are now priced to sell, so be quick and make your choice early before they are all gone.

We look forward to your enquiry.

Contact Peter Vetten – [pvetten@rhmandurah.com.au](mailto:pvetten@rhmandurah.com.au)

FOR HEADING SEE SHEET 1  
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1

SEE SHEET 2

SEE SHEET 2



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SEE SHEET 1.

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