

Sold



14 African Reef Boulevard, Greenough



## EMBRACE THE DREAM OF ENDLESS HOLIDAYS

A Motivated Seller's Christmas Gift to You: A Cracker of a Deal!

As the New Year's fireworks light up the sky, imagine celebrating in your own slice of paradise. We're offering a deal so enticing, it's like unwrapping the perfect gift every single day.

Design Your Eco-Sanctuary with Ocean and Range Views Envision a vacant land sprawling across a peaceful expanse, where you can hear the sounds of the ocean crashing on the shore, the gentle sea breezes filtering through.

Here, you have the freedom to design an eco-friendly home that embraces the warmth of the winter sun and the cooling touch of summer winds. With no building envelope or time limits, your architectural dreams can take flight.

A Garden of Eden, Enclosed Yet Open At the heart of your future home lies an atrium—a lush, tropical garden of Eden, visible through sliding glass doors from every room. This serene oasis is shielded from the wind and sea salt spray, yet open to the sky above, creating a living artwork that evolves

2.95 ha

Price	SOLD
Property Type	Residential
Property ID	32
Land Area	2.95 ha

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

ONE

with the seasons.

Investment Potential with Subdivision Opportunities Strategically design your home on one side of the block, and when the time is right, apply for subdivision to the relevant government agencies for subdivision approval. Unlock the investment potential a savvy financial plain.

A Short Stroll to the Beach and Beyond Just a short distance away, the beach beckons. Cast a line, catch your breath, and return to a home that feels like a perpetual holiday. With power and water already at the front of the block, the practicalities are taken care of, leaving you to focus on the beauty of the ocean, the rolling ranges, and the elegant windmills.

Celebrate New Beginnings with a Toast of Champagne.

This property isn't just a transaction; it's the start of a new chapter. As you bring in the New Year, do so with a toast to new beginnings and a cracker of a deal that's too good to pass up. Make 14 African Reef Blvd your address, and live every day as if you're on holiday.

The owner will look at all reasonable offer so act now & call Lee, the exclusive listing agent on 0466 250 944.

#### Property Highlights:

- \* Potential subdivision into minimum 1-hectare lots possible (subject to council approval)
- \* Mains water readily available
- \* Underground power infrastructure in place
- \* Water Rates: Approximately \$269 per annum
- \* Council Rates: Approximately \$1120 per annum
- \* No restrictive building timeframes
- \* Short 17-minute drive to Geraldton town centre
- \* Potential for main dwelling and ancillary dwelling (subject to council approval)

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.