

## Back on the market! -Vacant Residential Land For Sale

### 3 Montgomery Street, Brookton

Sold for \$51,500 (May 28, 2025)

FALLEN SALE – Back on the Market!

Seize the opportunity to build your dream home on this 1012m2 vacant residential block, ideally situated with convenient access to essential services and amenities.

#### Property Features:

- A generous 1012m2 block, providing plenty of room for your creative vision.
- Overhead power available at the front, with water along the rear, ensuring ease of connection to these amenities.
- Ideal location with approx. walking distances to:
  - Brookton Town Centre – 500m
  - Brookton District High School – 200m
  - Brookton Town Oval – 150m

Property ID: L31613661

Property Type: Land

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– Medical Centre – 700m

Approx Annual Rates:

Council: \$1518

Water: \$290.46

**\*PLEASE NOTE: Any development is subject to obtaining the relevant approvals from the local council, Shire of Brookton.**

**Buyers are advised to conduct their own, further, due diligence regarding the potential uses and approvals required for this property. \***

Brookton is situated 138km (approx.) east of Perth CBD and the town is well serviced with range of locally owned businesses, specialty shops and community facilities.

- Supermarket & Butcher
- District High School- (Kindergarten to year 10)
- Day-care facilities
- Café
- Newsagent
- Hardware with agricultural supplies, white goods and homewares
- Bendigo bank
- Hotel
- numerous accommodation options
- service stations
- volunteer emergency services
- vast number of community groups (Community Gardens, Historical Society, CWA, Men's Shed, just to name a few)

Don't miss out on this fantastic opportunity to secure this property in a prime location.

All enquiries to,

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Westcoast Rural Real Estate

