



YORK WA - 1015 LOT RESIDENTIAL DEVELOPMENT SITE - \$35M - 30% CONTRACOIN



Agent Info

Name: Global Property
International
Country: Australia
City: Gold Coast

Listing details

Description:

YORK WA - 1015 LOT RESIDENTIAL DEVELOPMENT SITE - \$35M - 30% CONTRACOIN

This 60ha of development approved land in the Daliak precinct of York being lots 2, 200, 21 and 8 Morris Edwards Drive and Great Southern Highway York, Western Australia. The 60 ha alone can cater for approximately 1015 lot subdivision and strata lot development which can have a mix of green and survey strata titles and build form unit development , retirement village and NDIS development. .

We have documentation that can be sent to prospective buyers as outlined below;

1. The Western Australian Planning commission (WAPC) Daliak structure plan approval issued on the 13 November 2015, which is valid till 12 November 2025, which covers 100ha of the precinct land. You will see on page 4 it states that the estimated overall lot yield would be 1634 lots – 2157 lots. We are now have the structure plan approval has been extended to 2030
2. The actual final approved Daliak local structure plan showing all the different development R code Zonings for the land which encompasses residential green titles and strata lots and retirement site.
3. The last valuation that was done, attributed to the 4 lots which make up the 60ha was for a combined amount of \$28M.
4. The main subdivisional servicing report showing the total internal civil services engineering requirements and external main essential services to cater for this size development being underground water, power, sewerage, gas, telecommunications etc.
5. Hypothetical feasibility summary showing a brief overall project and development costing of the 60Ha with the gross sales estimated civil serving costs, profit margin and as is current estimated land value.

York is the oldest inland town in Western Australia, situated only 40 minutes from Midland, one of the largest city areas in Perth



This property is priced at \$35M with the seller accepting \$24.5M cash + \$10.5M Contracoin.

Common

Property for:	Sale
Price:	\$ AUD 35,000,000
Lot Size:	60 ha
Garage:	No

Location

Country:	Australia
State/Region/Province:	Western Australia
City:	York
Address:	Great Southern Hwy & Morris Edwards Dr, Daliak
ZIP code:	6302
Reference Number:	RF139629

