



2/413 Vincent Street West West Leederville WA

UNDER CONTRACT

Here is a window of opportunity for you to build a custom design in one of Perth's most desirable suburbs. Land like this is becoming a rare find.

THE SITE - THE OPPORTUNITY

- * Proposed Lot 2 giving you time to make plans prior to settlement
- * Dimensions: Frontage 14.3m²; North 16.82m²; East 14.3m²; South 16.82m².
- * Existing crossover facing Kimberley Street.
- * Town of Cambridge indicate an individual street number on Kimberley Street is possible.
- * Reasonably Level site

Type : Land
Price : UNDER OFFER!
Land Size : 240 sqm
View : <https://www.abelproperty.com.au/8131323>

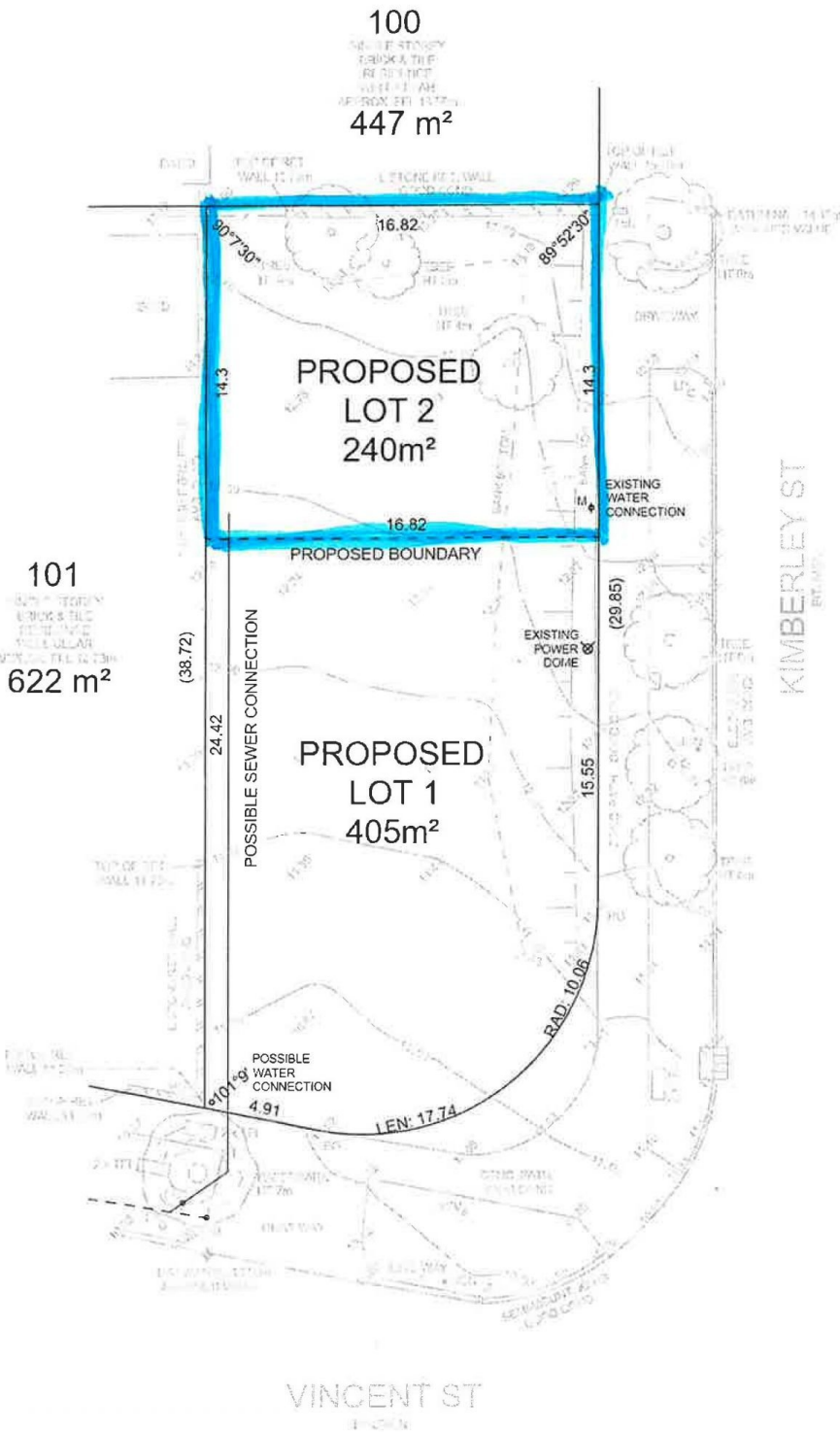


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[For full version visit the website](https://www.abelproperty.com.au)



SERVICE LEGEND

- POWER**
- CONSUMER POLE ○ CP
- POWER POLE ○ PP
- LIGHT POLE ○ LP
- STAY POLE ○ SP
- S. WIRE ANCHOR ○ SWA
- UNI PILLAR ☒
- EXPOSED CABLES ○ EC
- GAS**
- PRE-LAID CONN. ○ GPL
- METER □ GM
- SEWERAGE**
- MANHOLE ○ SMH
- INSPECT. SHAFT ○ IS
- INSPECT. OPENING ○ IO
- HOUSE CONNECTION ○ HC
- HOUSE CONN INDICATOR ○ HCI
- INSPECT. SHAFT CONNECTION ○ ISC
- TELE.**
- PIT □ TEL
- PRE-LAID CONN. ○ TPL
- DRAINAGE**
- MANHOLE ○ DMH
- GULLY PIT □
- LOT PIT ○ LDP
- HOUSE CONN. ○ DHC
- SIDE ENTRY PIT □
- COMBINATION ENTRY PIT □
- WATER**
- STOP VALVE ○ WSV
- HYDRANT ○ HY
- FLUSH POINT ○ FP
- WATER TAP ⊕ WTP
- WATER METER ⊕ M
- PRE-LAID CONN. ○ WPL
- SURVEY**
- DATUM NAIL ⊕
- PEG FOUND ○ PF
- PEG DISTURBED ○ PD
- PEG GONE PG
- STAKE FOUND ○ STF

LOT RECORDS

LOT SERVICE	STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER		✓			
SEWERAGE		✓			
GAS					✓
TELE.		✓			
DRAINAGE					✓
POWER	U/G	✓			
	OH				✓

AREA: ESTAB 03/1946
 COASTAL DISTANCE 1.5-10km
 LOT: 11
 AREA: 645 m²
 APPROX. AHD +6.49m

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION

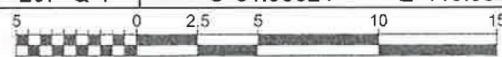
SEWER CONNECTION POSITION APPROXIMATE ONLY
 SEWER INVERT LEVEL 9.00
 SEWER BROUGHT UP 0
 DEPTH TO CONNECTION 1.09

GROUND COVER
 SANDY / WEED

TITLE : PROPOSED 2 LOT SURVEY-STRATA SUBDIVISION	LOT : 11 No. 413 VINCENT ST
CLIENT : HEATHER TRISCARI	SUBURB : WEST LEEDERVILLE DIA : 12467
BUILDER :	AUTHORITY : TOWN OF CAMBRIDGE C/T : 1103/787
	UBD REF: 267 Q 4 GPS: S 31.93524° E 115.83481°



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NOTE This PLAN is current at the Surveyed Date. NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996	SHEET 1 of 1	BUILDER'S REF 309430	SURVEYED 01/05/24	SCALE @ A3 1:200	DWG No 50363-02-200	REV B
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