



## 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>

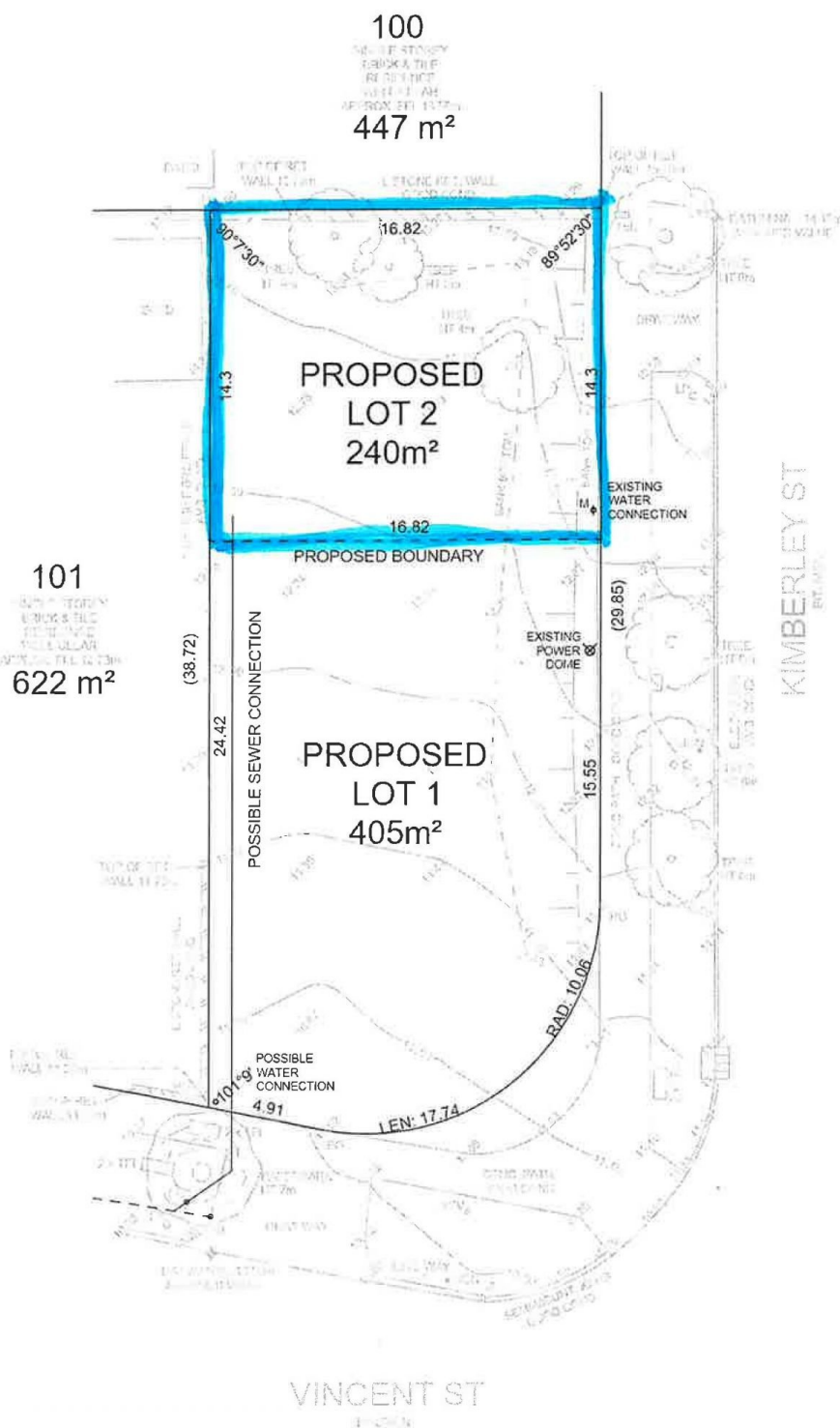


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08 9208 1999



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



#### SERVICE LEGEND

<b>POWER</b>	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	⌘
EXPOSED CABLES	○ EC
<b>GAS</b>	
PRE-LAID CONN.	○ GPL
METER	□ GM
<b>SEWERAGE</b>	
MANHOLE	○ SMH
INSPECT. SHAFT	○ IS
INSPECT. OPENING	○ IO
HOUSE CONNECTION	○ HC
HOUSE CONN. INDICATOR	○ HCI
INSPECT. SHAFT CONNECTION	○ ISC
<b>TELE.</b>	
PIT	□ TEL
PRE-LAID CONN.	○ TPL
<b>DRAINAGE</b>	
MANHOLE	○ DMH
GULLY PIT	□
LOT PIT	○ LOP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	□
COMBINATION ENTRY PIT	□
<b>WATER</b>	
STOP VALVE	○ WSV
HYDRANT	○ HY
FLUSH POINT	○ FP
WATER TAP	○ WTP
WATER METER	○ M
PRE-LAID CONN.	○ WPL
<b>SURVEY</b>	
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 AND 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

CLIENT : HEATHER TRISCARI

BUILDER :



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LOT : 11 No. 413 VINCENT ST

SUBURB : WEST LEEDERVILLE

DIA : 12467

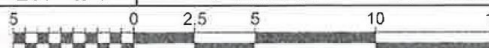
AUTHORITY : TOWN OF CAMBRIDGE

C/T : 1103/787

UBD REF: 267 Q 4

GPS: S 31.93524°

E 115.83481°



SHEET 1 of 1

BUILDER'S REF 309430

SURVEYED 01/05/24

SCALE @ A3 1:200

DWG No 50363-02-200

REV B

NOTE This PLAN is current at the Surveyed Date. NOT FOR CONSTRUCTION purposes without site collaboration. 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