

Size does matter – a lot

THE large lot is not dead — there is a big demand from West Australians for lifestyle blocks of 1ha or more, agents say.

Despite the push for more infill, high-rise, multiple subdivisions and shrinking lot sizes, some buyers yearn for a lifestyle where their children can play cricket in the back yard or kick around a football.

Land sales agent John Hartree said there had been a keen demand for the outer-metro “bush” lots on an estate that offers a semi-rural setting, but is close to the beach north of Yancheep.

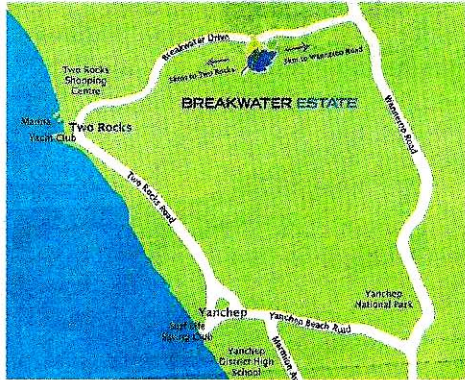
“We started pre-selling Breakwater Estate in October last year, then stage two came on in January and now stage three has just been released with 10 lots,” Mr Hartree said. “Ultimately, there will be 169 lots in the whole development by Kincardine Holdings, a company that has developed similar estates north and south — special rural projects.”

Mr Hartree said the minimum lot size was 10,000sq m starting at \$379,999. The most expensive lot was \$465,000, but earlier lots had sold for up to \$500,000.

“The demographic of the buyers is across the board — people who want a sea change, people who don’t want their kids growing up on a 500sq m block, they want them to have room to play cricket, kick a ball,” Mr



Breakwater Estate has lots of 10,000sq m, going against the trend for small lots.



Hartree said. “There are people who like the idea of a big block not far away from the ocean, which is about 6km away (Two Rocks), and retirees who want a bit more land.

“A common theme is they don’t want the neighbours one metre on either side of the fence. With these blocks it’s possible to have a horse,

some chickens and room for a good-sized shed, vegie garden and so on.

“I know this is going against the infill, small-lot trend, but it’s proving very popular.

“I would have sold everything I’ve got, but it’s not easy with the banks at the moment for some people to get finance.” The blocks have underground power, telephone and

scheme water and no building time limits.

But they are not deep-sewered (which prevents smaller subdivision) and owners must install a waste-treatment unit, which costs about \$12,000 to \$15,000, Mr Hartree said.

“However, the offset is you don’t have to pay the sewer component in

your water rates,” he said.

“People love the fact the land has not been clear-felled; it’s what we call parkland cleared. It was former grazing country, so there’s stands of nice, big, old trees and grass trees, which people love.”

For more information contact Mr Hartree on 0418 943 127, or visit the website www.breakwaterestate.com.au.