



Hopetoun, Lot 511/ Godenia Way

Sell with Robert Miloseski!! 11 Acres of Opportunity in Stunning Hopetoun —Build Your Dream Lifestyle!

LJ Hooker Hopetoun proudly presents this incredible 11-acre approx block on Godenia Way in Hopetoun is the perfect opportunity to create your dream rural retreat. With a spacious five-bedroom donga already on-site with planning approval and engineering in place for a building permit, all the groundwork is done for you. Surrounded by gorgeous natural trees and offering peace, privacy, and space to grow, this property is ideal for those looking for an off-grid escape or future development.

Hopetoun is a thriving coastal town with everything you need, including an IGA supermarket, pharmacy, post office, primary school, daycare, and easy access to the breathtaking Fitzgerald River National Park. With pristine beaches, fishing, and outdoor adventures right on your doorstep, this is a rare chance to secure a lifestyle property in one of WA's hidden gems.



LAND 11.36 acre

For Sale
Fr\$160,000

Contact
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Hopetoun
(08) 6008 1312

Don't miss out on this incredible opportunity.
Make an offer today with your local LJ Hooker Hopetoun agent,
Robert Miloseski
0408 030 888

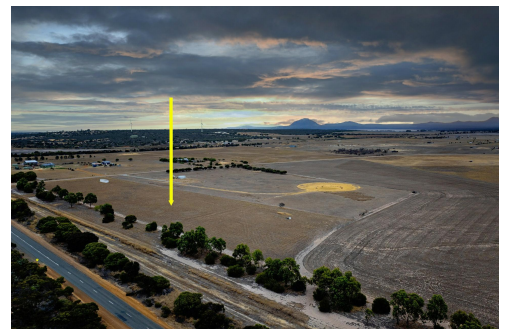
DISCLAIMER: This information is provided for general purposes only and is based on information from third parties, including the Seller and relevant local authorities, which may be subject to change. No warranty or representation is made as to its accuracy. Interested parties should place no reliance on it and should make their own independent enquiries.

More About this Property

Property ID	R6HXG
Property Type	Residential
Land Area	11.36 acre

Robert Miloseski 0408 030 888
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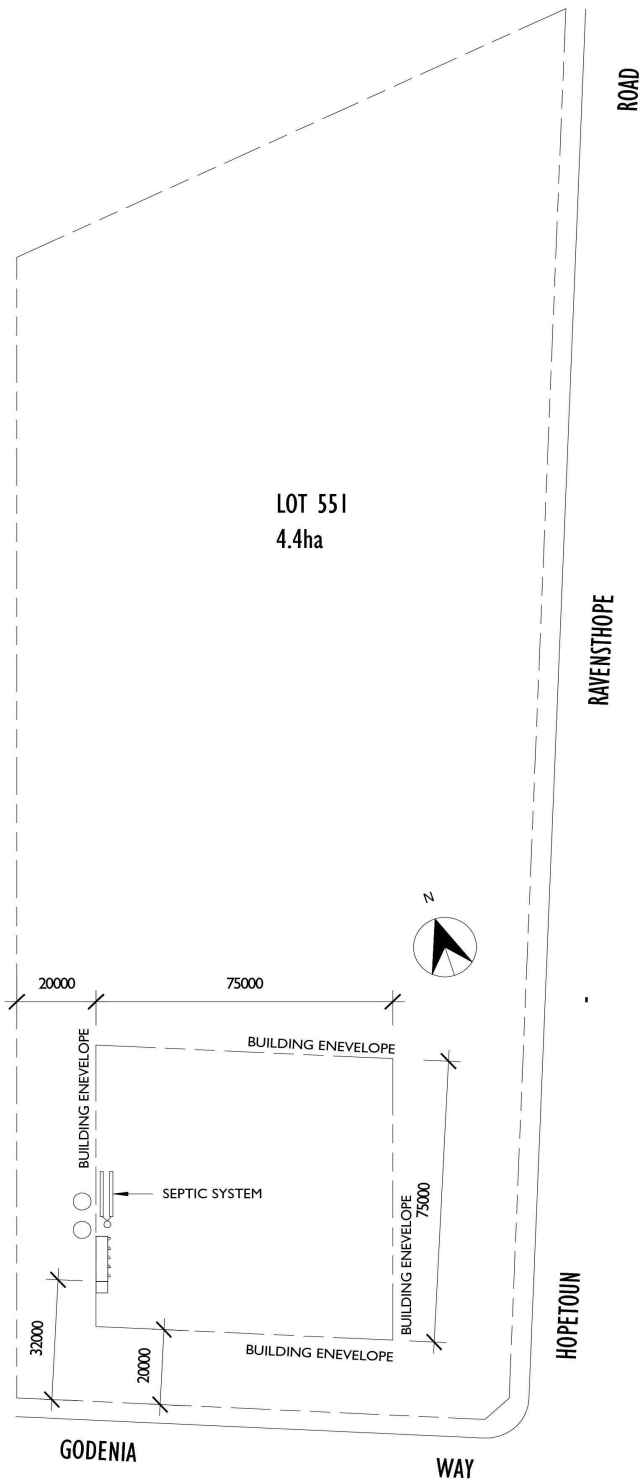
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***WATER TANKS ARE SHOWN ON THE DRAWING, HOWEVER, NO INFORMATION HAS BEEN PROVIDED IN RELATION TO THESE TANKS AND THEREFORE DO NOT FORM PART OF SBCWA'S CDC, IF THEY EXCEED 5000 LITRES A BUILDING PERMIT WILL BE REQUIRED. A SEPARATE APPLICATION CAN BE MADE DIRECTLY WITH THE SHIRE OF HOPETOUN FOR THE WATER TANKS (IF REQUIRED)**

NOTES

- 1) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SUPPLIED DOCUMENTATION, INCLUDING BUT NOT LIMITED TO ENERGY ASSESSMENTS, ENGINEERING, SPECIFICATION AND BUSHFIRE ASSESSMENT WHERE APPLICABLE
- 2) A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON THE CLIENT OBTAINING THE REQUIRED BUILDING PERMIT.
- 3) DO NOT SCALE FROM THESE DRAWINGS.
- 4) ALL WORKS ARE TO COMPLY WITH CURRENT BUILDING CODES OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
- 5) THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
- 6) RANGEHOODS AND MECHANICAL VENTILATION SHALL BE INSTALLED TO MANUFACTURERS SPECIFICATIONS. ANY EXTRACTION TO ROOF SPACE MUST BE DUCTED DIRECTLY THROUGH THE ROOF TO OUTSIDE AIR
- 7) EXTERNAL DOORS AND WINDOWS SHALL BE DRAUGHTPROOFED PER BCA 13.4.4 USING A DURABLE, FIT-FOR-PURPOSE SEAL.
- 8) ALL FLUED EXHAUSTS TO BE FITTED WITH DAMPIER TO IMPEAD AIR LOSS
- 9) MINIMUM TERMITE TREATMENT REQUIREMENTS IS ALL PRIMARY ELEMENTS TO BE TERMITE RESISTANT. FURTHER TREATMENT AT BUILDERS DISCRETION.
- 10) CUT AND FILL BATTERS SHALL COMPLY WITH BCA TABLE 3.2.1
- 11) DAMPCOURSES WITH WEEPHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.
- 12) STANDARD TIMBER ROOFING AND WALL FRAMING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION) AND ALL RELEVANT SUPPLEMENTS.



1
A01

Site
1 : 1250

CERTIFIED DOCUMENT

Job No: 7187

STATEWIDE BUILDING CERTIFICATION WA
(SBCWA)




Date: 09/07/2024

BUILDING AREA

AREA	35.28 m ²
PATIO	9.01 m ²
TOTAL AREA	44.28 m ²

© COPYRIGHT 2024 ENHANCED DESIGN & DRAFTING

CHALLINGER LOT 551 GODENIA WAY, HOPETOUN	SITE PLAN		REV NO	DESCRIPTION	DATE	 ENHANCED design & drafting M: 0417 957 213	
	Date	JUNE 24	A01				
	Drawn by	NL					
	Checked by	NL		Scale	1 : 1250		

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