

## Pristine Lower Valley Lots - #8

Lower Valley

MLS# 417964

**CI\$269,568**



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One of the prime lots on the picturesque side of the development, overlooking an immaculate landscaped area and two large ponds that are planned. This is a well located, small development site of only 12 lots in a pristine area of Lower Valley. Private and tranquil location, just off of Shamrock Road in a quiet area. You feel like you are living out in the country, but really only 20 to 30 minutes from George Town. These lots are about 10 miles from George Town and only a few miles from the 67 acre Mandarin Oriental development site, which starts construction this year. There are plans for the East-West Arterial road to be nearby, further improving access into George Town. Lower Valley is starting to develop at a faster pace, due to the good values here. Over the next several years, it will have made good sense to buy in early at these current lower land prices. This location will only keep getting better! Don't miss buying in now to get a good investment to develop a home or to hold it for future use.

## Property Features

Type  
Land (For Sale)

Status  
Current

View  
Inland

|                                |               |               |
|--------------------------------|---------------|---------------|
| <b>Listing Type</b>            | <b>Width</b>  | <b>Depth</b>  |
| <b>Low Density Residential</b> | <b>100.00</b> | <b>100.00</b> |

|                     |             |
|---------------------|-------------|
| <b>Block/Parcel</b> | <b>Area</b> |
| <b>38C / 72L8</b>   | <b>50</b>   |

## **Additional Features**

|                  |                                |                      |                        |
|------------------|--------------------------------|----------------------|------------------------|
| <b>How Shown</b> | <b>Zoning</b>                  | <b>Road Frontage</b> | <b>Frontage Road</b>   |
| <b>Drive by</b>  | <b>Low Density residential</b> | <b>140</b>           | <b>City Maintained</b> |

|                   |
|-------------------|
| <b>Possession</b> |
| <b>At Closing</b> |