



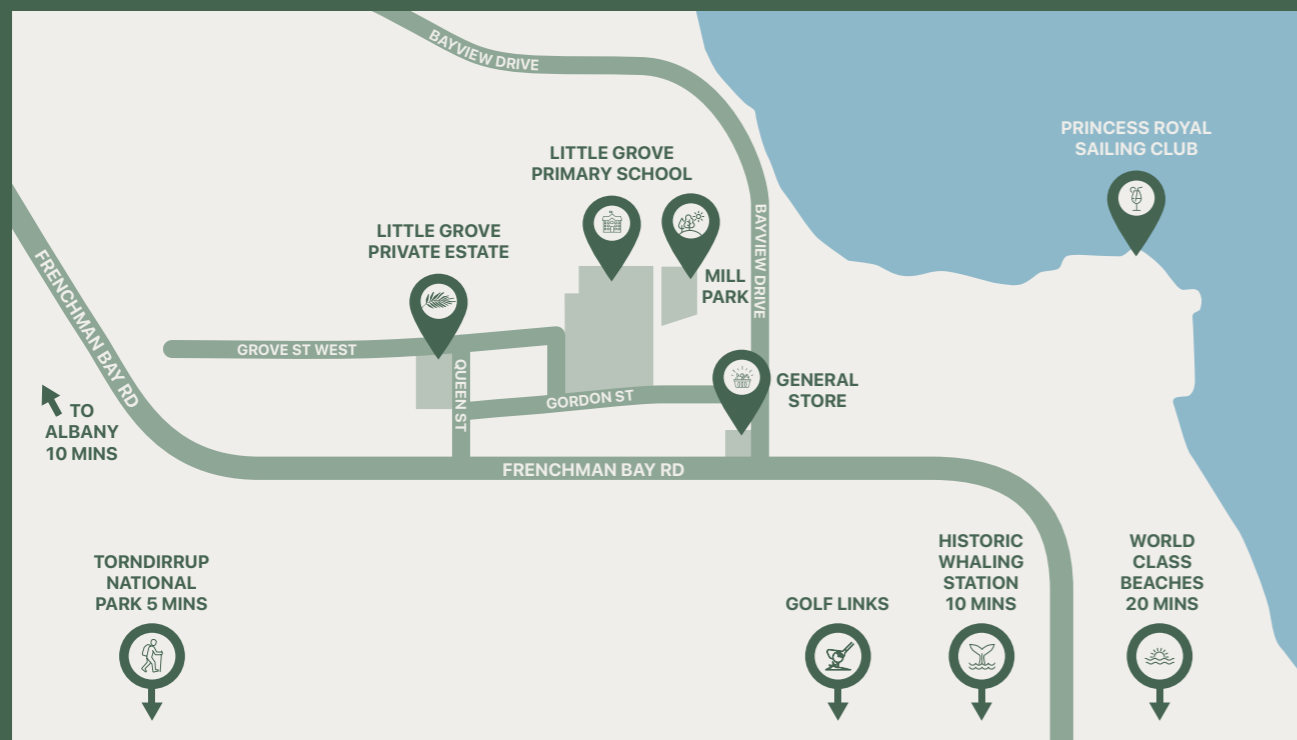
## Between the Bush and the Beach

Perfectly located only 10 minutes from Albany, in the heart of the Great Southern, Little Grove Private Estate is an exclusive parcel of land only available to a limited few.

The 12 level homesites are ideal for couples, growing families, or downsizers and offer a unique lifestyle nestled between the bush and the beach. With the local primary school, playgrounds, and general store on your doorstep, you can enjoy the local community vibe between leisurely strolls through the bush, fishing in the Sound or a swim at the many local beaches.



## Between the Bush and the Beach



 Housing Enquiries | Home Group | 08 9841 2333

 Land Enquiries | Jeremy Stewart | 0439 940 976

Another exciting project by  LandGroupWA

[www.littlegroveprivateestate.com.au](http://www.littlegroveprivateestate.com.au)



# Surround yourself with a new lifestyle.

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A 10 minute drive from the shops, restaurants and nightlife in Albany.
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Mill Park – BMX track; BBQ and picnic tables; and playgrounds (500m walk)
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Relax with a drink and meal at the local Princess Royal Sailing Club.
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Catch up with the locals at the General Store.
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Remember the past at the Historic whaling station just up Frenchman Bay Road.
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Only 5 minutes to the bushwalking trails in Torndirrup National Park.
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Explore the many local beaches including "Australia's Best Beach" - Misery Beach.
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Drop in a line and get a feed of King George Whiting, Squid or Herring.
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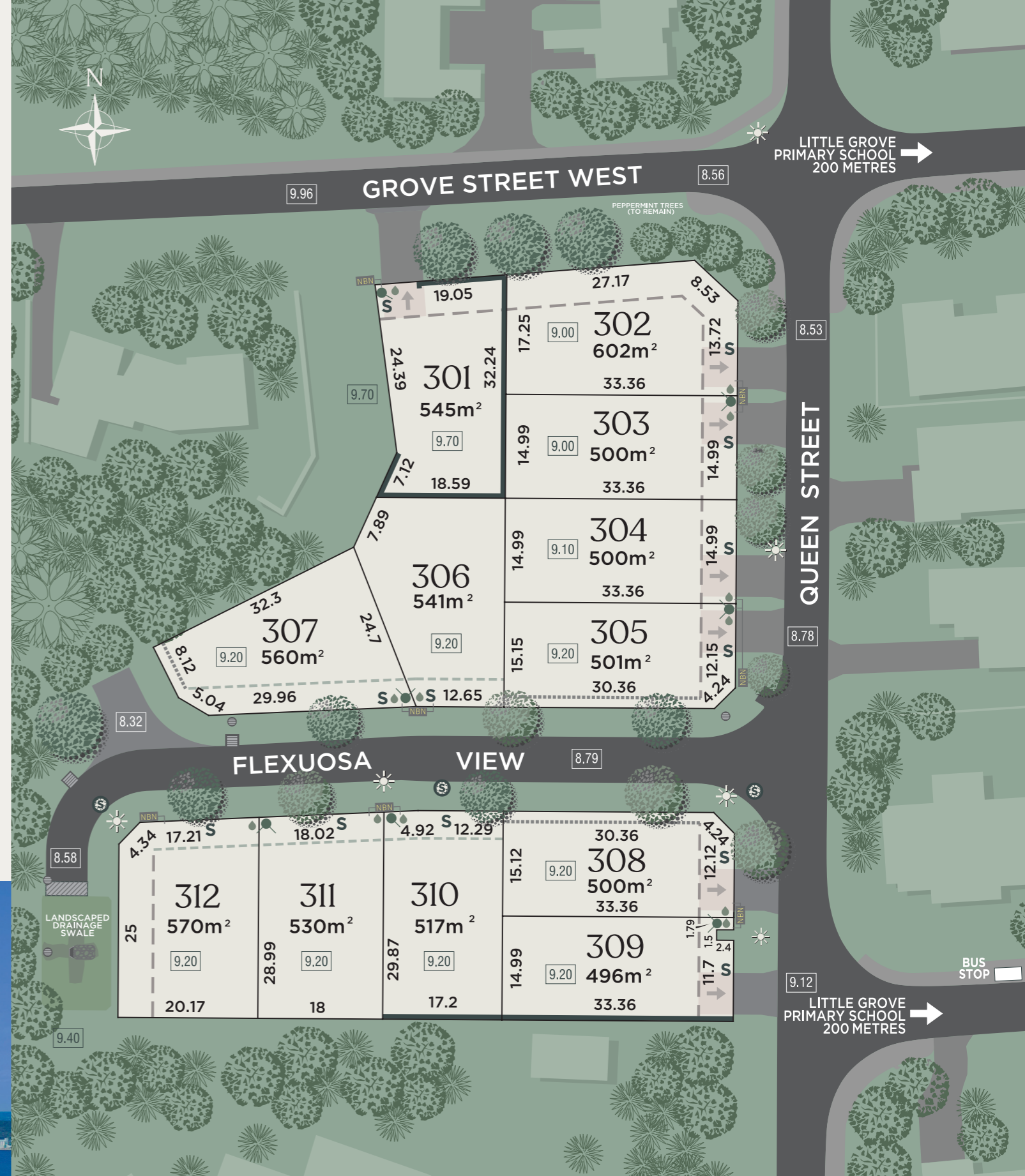
Enjoy a sunset sail in King George Sound.
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Have a friendly hit at the local golf links.
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










Only metres away from the Little Grove Primary School. Walk the kids to school. Little Grove Playgroup nearby.
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Limeburners and Giniversity. Enjoy the local produce. [distillery.com.au](http://distillery.com.au)
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Natural Wonders – the Gap and Natural Bridge. [exploreparcs.dbca.wa.gov.au/site/gap-natural-bridge](http://exploreparcs.dbca.wa.gov.au/site/gap-natural-bridge)



## Estate Plan - Little Grove Private Estate

- S** Sewer     Footpath     NBN     Ground Height     Sewer Manhole     Streetlight     Manhole
-  Water Connection     Electricity Pillar     Retaining Wall     Retained Peppermint Tree     Indicative Street Tree
-  Designated Driveway Location     Street Setbacks     1.5m     4m     5m     Verge Widening 4m<sup>2</sup>

All dimensions and area calculations are preliminary and are subject to final survey. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only.