

# 1 Yongar Place, Burnside, WA 6285



## Sold Residential Land

Wednesday, 27 March 2024

1 Yongar Place, Burnside, WA 6285

Area: 1 m2

Type: Residential Land

## Contact agent

Fresh air, pristine coastline, star filled skies, peaceful & quiet with nature as your neighbour, this is living in the South West. 1 Yongar Place is set amongst dreamtime countryside, a unique and rare enclave of semi rural coastal properties, adjoining Leeuwin Naturaliste Ridge and pristine National Park to the west, and the mighty Margaret River running along its southern bank. The adjoining expanse of National Park connects you to the stunning Kilcarnup coastline, where you can four wheel drive onto the beach, for a perfect day of surf, great fishing, terrific diving and endless adventures across this majestic stretch of Western Australian coastline. The property provides a rural gated entrance via Yongar Place with semi rural style fencing in place across your property boundaries which frame up your landscape nicely. This natural landscape is simple, well drained soils, and level coastal plain, now ready for your future homestead, workshop, ancillary/studio and rainwater tanks. Outside of the well positioned building envelope, there is plenty of room for those looking to add some sustainable value to their property overtime. 1 Yongar Place, Burnside features the following key points:

- Prime 1ha (10,000m<sup>2</sup>) coastal homesite
- Pure northern aspect for solar passive house design
- Perfect orientation for morning, midday and afternoon winter sunshine
- Well positioned and generous size building envelope
- Simple level natural landscape for building your future coastal homestead
- Semi rural style boundary fencing in place across all boundaries
- Rural gated entrance via Yongar Place
- Eastern boundary adjoins preserved native bushland and natural open space
- Well drained sandy soils for minimal site works and easy driveway planning and level parking for boats, caravans and workshops
- Just 5mins through stunning National Park to Kilcarnup Beach for your morning surf, fish, dive or swim
- 10mins to Margaret River townsite via nearby Carters Road or Wallcliffe Road
- 10mins to Gracetown or Surfers Point Margaret River

We are not getting any Yongar, so dont miss out on one of the last coastal blocks in Kilcarnup. Contact Tony Farris at Ray White Stocker Preston, as this block will not last! Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628