

**131 Capricorn Esplanade, Yanchep, WA 6035**



**Sold Residential Land**

Friday, 22 December 2023

131 Capricorn Esplanade, Yanchep, WA 6035

Area: 455 m2

Type: Residential Land



Jayne Mitchell  
0416377345

**\$520,000**

Location, location, location! Premier Ocean Front Esplanade in Yanchep! Only meters to the Ocean you can walk to your morning surf or swim for an active start to the day or stroll to the fantastic local beachfront Cafe for breakfast. This fabulous elevated 455 sqm premium beachside corner block offers lifestyle in a location sought by many. It is level and retained and sits only meters from the beach, in the sought after Capricorn Esplanade with Ocean Views from the Ground level. The block has a North Westerly aspect with uninterrupted views and sunsets second to none. All services are already in place and easy access for builders with rear loading. Completely private from the street below, pedestrians will not be on eye level and therefore unable to see into your new home once constructed. With the famous Yanchep Lagoon on your doorstep and the future Lagoon precinct only metres away (beach vibe café's and restaurants) this is a location that will be hard to beat in the years to come! There are no timeframes as to when you have to build, and you will enjoy beautiful ocean views from a ground floor and the 2nd storey in all directions. Whether you're looking to invest or to build your dream home you can't go wrong as there aren't many blocks left of this size, price and proximity to the ocean still available! Are you ready for a sea change? Leave the hustle and bustle of the city behind and create your own dream lifestyle by the ocean. WHAT'S TO LOVE: \*455sqm premium Ocean Front position\* Level cleared & retained block\* Services on site\* No time restriction to build (ideal for investment purposes!)\* Ocean Views from ground level\* Only 200m walk to the beach\* Surrounded by already established quality homes\* only parkland directly in front and sand dunes TOP SPOT\* Sought after Ocean front position\* Short walk to famous Yanchep Lagoon\* walk to the iconic Mary Lindsay Homestead/ Art Gallery\* approx. 10min walk to Yanchep Beach Primary school\* approx. 2min drive to Yanchep shopping centre and medical Centres\* approx 5 min drive to Sun City golf course\* approx. 7min drive to Yanchep National Park\* approx. 10min drive to Two Rocks marina/ boat ramp and restaurants\* approx. 16min drive to Butler train station plus bus service\* approx. 3min drive to new Yanchep train station (due to open end of 2023)\* Freeway extension to Romeo Road access to the city With millions spent on infrastructure and works on the future foreshore development commenced, Yanchep has emerged from a seaside village into a coastal town without losing its charm and heritage and is earmarked to be THE coastal hotspot in years to come. With train line on the way, and freeway extension all the way to Alkimos, a huge number of people have made Yanchep their home in the past couple of years already, especially since the coastal lifestyle with "city connection" is very appealing and even more so these days with their ability to work from home! This is the time to buy now! Prices will only keep going up as ocean front blocks of land like this won't be available in this location for much longer. For more information call Jayne now on 0416 377 345 or email: [jmitchell@hky.com.au](mailto:jmitchell@hky.com.au) Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.