

13A Beach Road, Marmion, WA 6020



Residential Land For Sale

Saturday, 15 June 2024

13A Beach Road, Marmion, WA 6020

Area: 444 m2

Type: Residential Land



Ben Keevers

0892461434

UNDER OFFER

We're delighted to present a very rare opportunity to own a prime piece of coastal earth. Just moments from the pristine waters of Watermans Bay Beach, this 444sqm block presents an incredible chance to build your dream coastal home in a coveted beachside location. After a recent demolition, this private, shielded block has been raked to a depth of 800mm (approx.), and is flat and ready to build on immediately. With recent retaining works being completed and the new boundary fences in place, not to mention the current development approval and certified engineering drawings for a spacious residence (plans available upon request). What's not to love about this superb coastal block? Offering potential ocean views from a second storey, whilst remaining private and protected from the wind. The beach is just a leisurely stroll away, as is the ever-popular Little Bay, and restaurants along both West Coast Drive and the Flora Terrace strip. You're also just minutes from Marmion Primary School, Marmion Village Shopping Centre, the Marmion Angling and Aquatic Club, lush local parks and community sporting facilities, public transport, major shopping centres, and Hillarys Boat Harbour. This is truly an extraordinary opportunity to own a golden piece of coastal real estate, on which to build your dream home.

WHAT WE LOVE:

- Own driveway access
- Raked to a depth of 800mm (approx.)
- Walk to Watermans Bay Beach
- Flat coastal block ready to build on
- 444sqm block, set back from the road
- Ocean views from potential second storey
- Minutes from Marmion Primary School, Marmion Village and MAACA

golden opportunity awaits in this highly sought-after Marmion position, contact Ben Keevers directly on 0404 056 010.

Disclaimer: This information is provided for general information and marketing 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.