17 Morfitt Street, Mandurah, WA 6210
Residential Land For Sale

Thursday, 14 December 2023

17 Morfitt Street, Mandurah, WA 6210

Area: 1072 m2   **Type: Residential Land**

Mark Hayes

OFFERS

Nearwater Real Estate are proud to present this 1072m2 R60 development site in the heart of Mandurah. With historically low stock levels in the WA Real Estate market, what better time to pick up a development site brimming with potential. This block is within the Inner Mandurah Precinct Plan and zoned Residential R60, presents the following development opportunities (STCA):• Grouped Dwellings - Developed at R60, potential for up to 7 townhouses at a minimum lot size of 120m2 (STCA) or,• Grouped Dwellings - Developed at R50, potential for up to 5 townhouses at a minimum lot size of 180m2 (STCA) or,• Multiple Dwellings (apartments) - Potential for up to 10 - 12 units (approx) depending on size and configuration (STCA).The prospective Buyer is encouraged to make their own enquiries to the Shire of Mandurah to further understand the prospective development potential and requirements of this block.LOCATION HIGHLIGHTS: - Mandurah Foreshore (2.3kms)- Mandurah Forum Shopping Centre (2.2kms)- Town Beach (1.5kms)- Mandurah Train Station (1.6kms)- Plethora of local schooling optionsEnquire today to secure this lucrative development opportunity for the savvy investor / developer!FURTHER INFORMATION:Council rates: $1,100 paWater rates: $754.03 paDISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract. Further, any floor plans included in the marketing material are for illustrative purposes only and the accuracy of dimensions or areas cannot be confirmed and should not be relied upon. Further, any rates or strata fees noted are estimates based on available information at time of publishing.