

2 Leura, Dawesville, WA 6211

Mandurah

House For Sale

Friday, 17 November 2023

2 Leura, Dawesville, WA 6211

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1167 m2

Type: House



Nicole Hindmarsh

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From \$485,000

Nicole Hindmarsh is proud to welcome 2 Leura Street, Mandurah to the market. Positioned close to the Peel Harvey Estuary, opposite a reserve, in a quiet pocket of Dawesville, rests this gorgeous home on a HUGE 1,167sqm block. Boasting 2 side accesses, you will find parking for the boat, caravan and trailer here! Plus this corner 2 road frontage 1,167sqm R20 zoned block has the potential for subdivision **subject to local council and WAPC approvals**** First Home Open Sunday 19th November 11.30am - 12pm ***The kids and grandkids will love this backyard! Comprising a vinyl lined pool, plus plenty of space for the swing set and cubby house, heaps of room to run around with fully fenced yard to keep the kids and pets safe. Side access to the 6m x 4m (approx.) powered shed, this will appeal to many buyers! Step inside and you will appreciate the two separate living spaces, with the kitchen and living room which can be closed off to the front lounge, allowing even the loudest movie or football game! With the backyard facing North this allows for outdoor entertaining in the large patio which has room for the BBQ, pizza oven, the pool table and dart board. Additional features of this beautiful property include:- Ducted air-conditioning- Wood fire place- Solar Hot Water With multiple boat ramps in this area depending on where you feel like fishing either in the Peel Harvey Estuary, or deep-sea Indian Ocean fishing from the Dawesville Cut, you have all options to go to from here! However, you don't even need to put the boat in to get a feed of our Mandurah Blue Manna crabs by walking 5 minutes to the end of your street for scooping in the Estuary. Wednesday nights, the net fisherman can be seen catching yellowfin whiting, bream, cobbler, mullet and of course blowies! (subject to local fisheries rules). You too could obtain a net recreation fishing license. Take the dog for a walk along the Estuary, down to the Peel Produce Market which is on the Dawesville Foreshore Reserve every Saturday morning. Featuring local produce, motor shows, community yoga, there will be many things to find and explore! Within a 5-10 minute drive you will find Dawesville Central with Coles, Dawesville IGA, Falcon shopping centre with Woolworths, cafes and restaurants, Port Bouvard Yacht Club, The Cut Golf Course, St Damien's Catholic Primary School, Ocean Road Primary School, plus some of our best beaches. Crabbing, fishing, boating, jet skiing, windsurfing and kayaking all at your doorstep, plus the myriad of pathways around the Estuary to explore, with all the beauty that Dawesville, Mandurah has to offer! Don't miss out on securing this lifestyle, contact Nicole Hindmarsh today 041 581 5156. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.