

**28 La Perouse Court, Goode Beach, WA 6330**



**Sold Residential Land**

Thursday, 8 February 2024

28 La Perouse Court, Goode Beach, WA 6330

Area: 1803 m2

Type: Residential Land



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**\$707,000**

The white sands and stunning emerald coastline of Goode Beach would be almost on your doorstep if you secured this outstanding residential building lot of 1803sqm. This is an exceptional opportunity to live so close to the ocean – properties such as this scarcely appear on the market. Building your home at this waterfront address, you would be rewarded daily with world-class views of the waves lapping on the shore a few metres away, and in the distance, a spellbinding outlook to Frenchman Bay, Michaelmas and Breaksea Islands and Gull Rock. And just a few footsteps from home, your family could be relaxing on the shore or bathing in the pristine waters of the Southern Ocean. In a quiet cul-de-sac among high-quality homes, the land is zoned special residential and has a cleared area for construction, with natural bush at the boundary and all services ready for connection. It has a building envelope of 700sqm, allowing leeway for a select home site and scope for a generous residence befitting a prime block such as this. Designing a two-storey home with sizeable indoor and outdoor areas on the coastal side would take full advantage of this remarkable location. There's also space for garages, sheds and gardens. Owners are assured that the integrity of the surroundings, environment and lifestyle are protected by state and local government regulations and guidelines. In addition to building design sympathetic to the existing landscape and vegetation, these relate to such aspects as construction materials, roofing and firebreak requirements, preserving aesthetics as well as promoting residents' safety. Goode Beach is a prestigious suburb known for its supportive and friendly community. It is a scenic 20-minute drive from Albany, and a school bus operates from the main road. If you secure this block as a first step to a truly privileged lifestyle in an exclusive beachside enclave, you can plan and design your new home at leisure as there are no building timeframes to adhere to. What you need to know: - 1803sqm vacant block, zoned special residential - Waterfront location, few metres from Goode Beach and the Southern Ocean - Sensational ocean and beach views - Quiet cul-de-sac location - Cleared area for home site on 700sqm building envelope - Bush at the boundary - Services ready for connection - Integrity of the area protected by regulations and guidelines - Friendly community - 20 minutes to Albany, school bus runs nearby - No building timeframes - Council rates \$1980.34