

# 3 Becker Loop, Mandogalup, WA 6167

Mandurah

## Residential Land For Sale

Friday, 10 May 2024

3 Becker Loop, Mandogalup, WA 6167

Area: 430 m2

Type: Residential Land



Jarrod Fleming  
0895819999

## Offers Over \$359,000

Welcome to Your Next Big Opportunity at 3 Becker Loop, Mandogalup. Located in the highly sought-after area of Mandogalup, this expansive 430 sqm corner block at 3 Becker Loop offers significant potential for both residential development and investment. With its strategic location and versatile zoning, this property is an exceptional opportunity to create a modern, community-oriented residential project.

**Key Features and Location Benefits:**

- **Prime Location:** Positioned within the vibrant Apsley Estate, just off Rowley Road and near the border of Hammond Park, this property enjoys proximity to numerous amenities and community facilities.
- **Community Amenities:** The estate is planned with a focus on outdoor living, featuring an adventure playground and upcoming café, enhancing the lifestyle of its residents. Adjacent to the impressive \$9.3 million Frankland Park Sports and Community Facility, residents will enjoy unparalleled access to sports and recreational activities.
- **Education and Schools:** Ideal for families, the property is close to well-regarded schools such as Hammond Park Primary School and Atwell College, providing excellent educational opportunities.
- **Transport and Accessibility:** The location is well-connected, with Aubin Grove Train Station nearby and easy access to the freeway. This ensures a quick commute to the Perth CBD and nearby suburbs, with shops, services, and dining options just a short drive away.

**Property Specifications:**

- **Size and Scope:** The corner lot measures 430 sqm with a frontage of 18.7 meters, providing a spacious canvas for a range of residential designs under its R30 zoning. This zoning permits a diverse array of building options, catering to developers looking to capitalize on the demand for quality housing in the area.

This property at 3 Becker Loop is not just a plot of land; it's a gateway to a thriving future in one of the most desirable parts of Mandogalup. With its promising location, community-focused surroundings, and significant development potential, this land offers a golden opportunity for developers and investors alike. For those interested in a property that combines modern amenities with a carefree lifestyle, look no further. Contact Jarrod Fleming at 0430 284 042 today to discover how you can make this exceptional opportunity your new development project.

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.