

37 La Perouse Road, Goode Beach, WA 6330

Residential Land For Sale

Friday, 3 May 2024



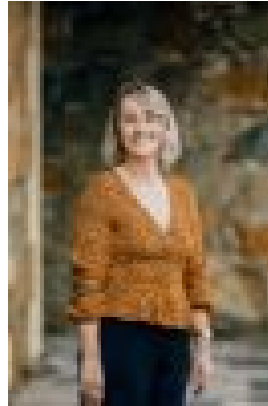
37 La Perouse Road, Goode Beach, WA 6330

Area: 763 m2

Type: Residential Land



Rob Mason
0411615806



Monique Hammond
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Offers Above \$330,000

Such an easy walk, just 200m from the turquoise waters of Goode Beach, this fantastic 763m² vacant lot is awaiting your own grand design. If proximity to the beach is important, don't miss this opportunity! When planning, make the most of the wide 22.5 metre dual frontage to both La Perouse and Klem Roads. The block has an excellent North facing aspect and even though there is a height restriction (17m AHD) on the block, you will still enjoy a lovely outlook over native bushland towards the beach. The block has a sandy foundation, gentle gradient, and is already cleared of large vegetation. Electrical services are connected and there is little else to do but start your plans. Goode Beach plays host to several stunning view points and is nearby to national parks and reserves, includes pristine world class beaches, diving and snorkel trail, boat ramp, nature walks, bird watching trails as well as a local café and tourist attractions - all located just minutes from this well positioned parcel of land. A direct 20-minute drive to the Albany CBD will ensure nothing feels out of reach. Bus services run from the area to local schools making the location ideal for growing families, while still remaining popular among professionals, holiday makers and those retiring alike. Features include:-

- 763sqm lot with 22.5m frontage to both La Perouse and Klem Roads
- Regular shape sloping up from La Perouse Rd
- Located just 200m from the main Goode Beach carpark
- Cleared, sandy site with power connected - ready to build on
- Exclusive world class location

Note: there is a height restriction of 17m above AHD and formal access such as driveway and garage may be limited to La Perouse Rd only (subject to CoA planning). For further information, please contact Rob Mason or Monique Hammond on 0411 615 806 or 0419 486 175