

# 44 Abrolhos Quays, Wannanup, WA 6210

Mandurah

## Sold Residential Land

Saturday, 18 May 2024

44 Abrolhos Quays, Wannanup, WA 6210

Area: 528 m2

Type: Residential Land



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**\$615,000**

Nestled in a blue chip location along the picturesque shoreline, this 528sqm oceanfront vacant block of land with stunning Ocean Views from ground level, offers an unparalleled opportunity to build your dream home. With its spacious 528sqm block, yet easy to maintain size, with 18.37m ocean frontage, this block provides the ideal canvas for crafting your own residence from a single storey to a double storey residence. Not to mention that this property sits on one of the highest points in Exclusive Estate of Port Bouvard-a real gem! One of the many standout features of this vacant block is its proximity to the gorgeous Avalon Bay Beach, 1 of best Mandurah has to offer. The beach is renowned for its fantastic surf breaks, snorkelling, swimming, great fishing and other recreational activities! You're also situated in close proximity to the renowned Dawesville Cut, whether you want to catch a fish, or sit back and take in a sunset, this is an amazing location. You are also just a 5 minute drive from Dawesville golf course, choice of boat ramps, and Falcon shopping centre and choice of restaurant's. With the sound of waves as your daily soundtrack and the beach just a hop skip and jump away, this oceanfront piece of real estate is more than just a block of land; it's an invitation to turn your dream home into a reality. Concept plans showing what your dream house could look like are attached. Don't hesitate, call Michael or Christine Goodwin today on 0417 927 159 or 0404 048 880. We cannot wait to hear from you! 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.