

**57 Cygnus Parade, Waterford, WA 6152**

**Residential Land For Sale**

Friday, 24 May 2024

**Jones  
Ballard**

57 Cygnus Parade, Waterford, WA 6152

Area: 507 m2

Type: Residential Land



Nik Jones

0894741533

## NEW TO MARKET

Take advantage of this extremely rare opportunity to secure a vacant riverfront building lot in this desirable riverside estate. Cleared, level and ready to build, this is the last vacant block facing the river in the exclusive Cygnus Cove Estate in Waterford. At 507sqm this block is larger than most in this popular enclave and is surrounded by recently built or nearly completed luxury homes. With a frontage of over 15m, and a regular block shape with parallel side boundaries, the land is perfectly suited to a multitude of design options, saving you significant time and cost, whether your preference is for a custom design, or a selection from your preferred builder's existing range. Located in an exclusive, tightly-held section of Waterford and within the City of South Perth local government area, this highly desirable location retains a relaxed, country feel on the river's edge with expansive riverside parklands and reserves, while benefiting from the convenience of close proximity to the city, and easy access to Perth Airport to the east and Fremantle to the west. Located within easy reach of some of Perth's best schools, including Aquinas College, Penrhos Ladies College, Wesley College and All Saints, and just a stone's throw from Curtin University, this is the perfect place to build your dream home, and settle in with to create a lifetime of memories.

- 507sqm green title vacant block, zoned R20
- 15.23m frontage (approx. 15m effective build line)
- Cleared, serviced and ready to build
- Surrounded by quality homes in an exclusive estate
- Directly opposite the Canning River
- Surrounded by expansive riverside parklands and cycleways
- Easy access to Perth CBD, Fremantle and Perth Airport

Re-sales of vacant lots in this tightly-held area are extremely rare. Be sure to register your interest today to avoid missing out. All offers are invited by 12:00pm (AWST) on Thursday 13th June 2024. Offers will be conveyed to the sellers as they are received, with a response from the sellers on before the campaign end date. The sellers reserve the right to accept an offer at any time throughout the campaign. For further information, including guidance on pricing, please call Nik Jones on 0417913966, or for the fastest, most detailed response, please send an email enquiry directly from this website.

THE DETAILS: Local Authority: City of South Perth  
Land size: 507sqm (Green Title)  
Zoning: R20  
All Offers Invited by 12:00pm (AWST), Thursday 13h June 2024 (the sellers reserve the right to accept an offer earlier)  
Price Guide: Contact Agent  
More Info: Detailed Information Pack avail. by email upon request  
Call: Nik Jones 0417913966