

**7 Ozone Road, Marmion, WA 6020**



**Residential Land For Sale**

Thursday, 8 February 2024

7 Ozone Road, Marmion, WA 6020

Area: 1012 m2

Type: Residential Land



Sean & Jenny Hughes  
0892030777



Oliver Hess  
0478844311

**Set Date Sale - All Offers  
by 5pm Wed 28 Feb**

All offers by 28 February, unless sold prior. What we love Presenting a rare opportunity, this massive 1,012sqm (approx.) block of coastal paradise offers a canvas for your dreams, with the convenience of standard settlement terms. A generous 20.12-metre frontage only adds to the appeal when it comes to designing and building that modern family home you have always wanted. Imagine the allure of owning this expansive piece of land, where the sea breeze whispers tales of tranquillity and the subsequent ocean views stretch beyond the imagination. But, here's where the tale takes a fascinating turn – this premium parcel of rare earth holds not only the promise of a singular seaside haven, but also the potential for development into two lots. This dual prospect introduces a world of possibilities, whether you envision a private retreat for yourself and loved ones, or aspire to capitalise on the burgeoning coastal charm on offer by creating two clean slates of approximately 506sqm in size. Situated just a few doors down from crystal-clear Indian Ocean waters, the majestic footpaths and cycle trails of West Coast Drive and perched opposite the lovely Magpie Reserve, this exciting plot is perfectly positioned on one of Marmion's best and most sought-after streets and is yours to command, any which way you like. What to know Seize the chance to write your own chapter in this very special story, with an amazing location complementing a multitude of possibilities, here. Stroll to bus stops, the beautiful Braden Park, Marmion Primary School and Marmion Village Shopping Centre and indulge in a short commute of only a few minutes to the likes of glorious beaches (including the Watermans Bay and Marmion Beaches), the Marmion Angling and Aquatic Club, coastal cafes and restaurants including the popular Little Bay. Sacred Heart College, other excellent educational and shopping facilities, Hillarys Boat Harbour, the new Hillarys Beach Club, the freeway and everything in between, including the North Beach Dog Beach for your furry friends. An unparalleled opportunity to shape your ideal lifestyle awaits – no matter what you decide! Who to talk to To find out more about this property, you can contact agents Sean and Jenny Hughes on 0426 217 676 or Oliver Hess on 0478 844 311, or by email at [hughesgroup@realmark.com.au](mailto:hughesgroup@realmark.com.au).