

146 Estuary Rd, Dawesville, WA, 6211

CENTURY 21

House For Sale

Saturday, 17 August 2024

146 Estuary Rd, Dawesville, WA, 6211

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Laken Anderson

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Amazing Price Waterfront Cottage with Panoramic Views & Development Potential!

- Conditional approval on sub division
- Lovely cottage with panoramic views
- Furniture included

Imagine sitting back and soaking up the AMAZING panoramic water views over the vast Harvey Estuary and all the way across to the Darling Ranges. This tranquil estuary front location is rated as one of Mandurah's most sought-after and is only a few minutes from public boat ramps, the International 'Cut' Golf Course, restaurants, and shopping. Despite its serene setting, it is only a 20-minute drive into Mandurah City. Not only that but you have conditional approval from the WAPC to sub divide this into a triplex site whilst retaining the existing home.

Did someone say "Investment opportunity of the year!!!"

Features-

- Conditionally approved triplex site: Future development potential allowing you to build two additional homes on the property whilst still maintaining the original lovely dwelling.
- Spacious 1,380 sqm block: Positioned high at the rear of the property, offering stunning views and ample space for future development.
- Charming 2x1 cottage: This cozy home is perfect for weekend getaways or as a holiday investment, providing a peaceful retreat with beautiful estuary views.
- Modern kitchen: Features updated appliances and ample counter space, seamlessly flowing into the open-plan living area.
- Open-plan living area: Designed for comfort and relaxation, with large windows to maximize natural light and water views.
- Wood burning stove: Adds a rustic charm and provides a warm, cozy atmosphere during cooler months.
- Beautiful jarrah floors: These high-quality wooden floors add elegance and warmth to the interior, enhancing the cottage's character.
- Large balcony: Perfect for outdoor entertaining or simply enjoying the breathtaking views over the estuary.
- Prime location: Conveniently close to public boat ramps, the prestigious International 'Cut' Golf Course, a variety of restaurants, and shopping options.
- Easy access to Mandurah City: Just a short 20-minute drive to the city, offering additional amenities and attractions.

So, whether you're looking for a beautiful holiday home, the perfect block for your dream home, or a waterfront development opportunity, this property has it all!

So are you ready to take advantage of a unique opportunity that won't last long? Team Chris and Kelsey are here to help you make it happen, give us a call today.

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