

11 Gregory Rd, Dawesville, WA, 6211



Sold Land

Saturday, 17 August 2024

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Type: Land



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1057m2 Estuary Facing Treed Block Near Boat Ramp

- Best offer over \$399,000
- 20.6m frontage x 50.9m depth

Situated in a quiet and tranquil pocket of Dawesville overlooking the stunning Peel-Harvey Estuary, sits this elevated 1057sqm block with treed estuary views from 2nd storey and beyond to the Darling Scarp. The position of the block allows an ideal sun aspect and is weather protected, potentially offering benefits such as an entertaining area with glare free afternoons.

Located just 200m to Dawesville Foreshore reserve, a short stroll to the local IGA & shops, transport & schools this area of "Old Dawesville" is highly sought after.

This is one of the few remaining blocks in the area.

- 1,057 lot with duplex potential (subject to council approval)
- Elevated position with treed views over the Estuary
- 20.6m frontage x 50.9m depth
- Footsteps to the estuary, boat ramp, cafe/restaurant, shops, great schools and recreation centre.
- Additional local amenities include:* 'The Cut' golf course, Port Bouvard Marina, Port Bouvard Surf Life Saving Club, Port Bouvard Sporting & Recreation Club to enjoy your lawn bowls.

Close to numerous picturesque white sandy beaches including Pyramids Beach, Melros, Florida & Avalon in Wannanup.

Lifestyle on offer: Boat ramps * Exceptional fishing & crabbing * World class boating.

Large land sites like this are exceptionally rare.

This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries regarding setbacks, building guidelines, sewer, sub division etc