

**33 Southern Estuary Rd, Herron, WA, 6211**



**Land For Sale**

Saturday, 17 August 2024

33 Southern Estuary Rd, Herron, WA, 6211

Type: Land



Ian Watson

0895865555

## WIDE FRONTAGE - DIRECT ACCESS TO THE WATER

Welcome to, a rare opportunity to own a piece of paradise.

- LIFESTYLE FOUND
- WILDLIFE IN ABUNDANCE
- BUILD YOUR OWN PEACE OF PARADISE
- POTENTIAL FUTURE SUB-DIVISION
- DIRECT ACCESS OFF THE MAIN ROAD
- DIRECT ACCESS TO THE ESTURAY WATERWAYS
- 4.34 ha
- Estuary Frontage
- Several possible locations for a building envelope (STCA)
- Zoned Rural Small Holding (City of Mandurah local Planning Scheme #12)
- Livestock (Subject to Council approval)
- Possible Development Opportunities (Subject to Council approval)
- Easy Access to Local and Southwest Wineries and tourist attractions.

This 4.34 hectare property boasts estuary frontage, offering picturesque views across the estuary to the Darling Range. Imagine crabbing and fishing at your front door, surrounded by abundant birdlife and a small beach area, perfect for launching your tinnie and exploring the estuary.

This is the premier waterfront location to design and build your dream home, a waterside delight.

The numerous potential house sites with views make this property truly one-of-a-kind.

Approximate Distances;

Mandurah 30km

Waroona 33km

Bunbury 75km

Perth 100km

Perth Airport 123km

Don't miss out on this once in a lifetime opportunity, schedule a viewing with Ian today.