

53 Channel Vw, Dawesville, WA, 6211



Land For Sale

Saturday, 17 August 2024

53 Channel Vw, Dawesville, WA, 6211

Type: Land



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639m2 Canal Lot Located By The Deep Water Dawesville Channel

- Best offer over \$595,000
- 16.5m canal frontage
- Approved plans available at no extra cost, plus feature survey & engineering soil test ,
- Direct canal mooring allowing for a boat of around 12m in length
- No restriction for mast heights and yacht lovers
- Immediate deep water access to the ocean

Located arguably in one of the most desirable estates in Dawesville where less than 40 canal lots were developed in this Stage 5 precinct, offering immediate deep water access to the ocean with no restriction for mast heights and yacht lovers. This channel is frequented by dolphins as it is located so close to the dolphin viewing point.

This canal lot has a 639m2 title and approximately 16.5m of canal frontage allowing for a boat of around 12m in length to be moored in your backyard.

This canal precinct is one of the few that has a deep water canal construction that allows direct mooring against chaffer blocks without the need to build your own jetty.

It is also one of the few canal areas in Mandurah that does not have any bridges hindering larger yacht masts and has direct ocean access.

Start designing your dream waterfront lifestyle where you can enjoy great swimming, surfing, fishing or scenic strolls along the beach or simply relax watching the dolphins and boats pass by.

Or owner will share approved plans for your consideration. Some engineering and feature survey available.

Approximately 700 meters to the beach and less than 100 meters to the Dawesville channel within the Southport precinct of Port Bouvard.

Adjoining 18 hole internationally acclaimed The Cut Golf Course which is a true links course in the coastal dunes and so close to Pyramids beach, the Port Bouvard Surf Life Saving Club and Pyramids Cafe

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