

**86 Estuary View Road, Dawesville, WA 6211**

— Mandurah

**Sold Residential Land**

Monday, 14 August 2023

86 Estuary View Road, Dawesville, WA 6211

Area: 1052 m2

Type: Residential Land



Christine Goodwin  
0895819999

**\$330,000**

Located in the fantastic old Dawesville area, is this magnanimous allotment just waiting for you to build the home of your dreams! Beautiful estuary views will be enjoyed all year round through the canopy of trees to feel at one with nature. This great sized block of land holding of 1052sqm of space is the perfect investment to make for anyone wanting to build their dream home, subdivide into a duplex block with council approval or even build an investment property. Not to mention the breathtaking estuary less than 120m away. What better to wake up than with a stroll to and along the gorgeous estuary. You're not just purchasing land, you're getting the new memories that will be made there and all the great experiences to be had along the journey of building a home. Some great features of this allotment include:

- 20.1m frontage and 20.1m rear boundary
- 52.2m depth
- 1052sqm of land
- Duplex subdivision possibility with council approval
- Plenty of encompassing beaches, walk tracks, parks and natural bushland plus the recreational activities at your fingertips including fishing, boating and golf

In close proximity by the end of the cul-de-sac, is the luscious volume of natural bushland of the local reserve. The reserve offers pleasant strolls and an abundance of native plants and animals. The natural bushland carries you to the Warrangup Spring Reserve which is of great cultural value and offers a peaceful boardwalk and picnic area on the estuary. 7 minutes' Drive to St Damien's and Ocean Road Primary Schools, new Coles Shopping Centre, Golf Course and only minutes' drive to boat ramp and local IGA. You don't want to miss out on this unbelievable property! Call Michael or Christine Goodwin today on 0417 927 159 or 0404 048 880. We look forward to hearing from you. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.