

**Lot 805 Birch Drive, Birchmont, WA, 6214**



**Sold Land**

Saturday, 17 August 2024

Lot 805 Birch Drive, Birchmont, WA, 6214

Type: Land



Barry Mitting

0895351822

## WHAT ARE YOU WAITING FOR?

If you are chasing the good life for you and your family, look no further than this 2.333 hectare (5.765 acre) fenced corner block situated in a private estate located in beautiful Birchmont.

Surrounded by nature reserves on three sides, including Lake McLarty to the north, the Harvey Estuary to the west and Kooljerrenup Nature Reserve to the south, the lot is located on the edge of a ridge and features a mix of a gentle sloping paddock and ancient trees, to enjoy. From a second storey, there are potential views across to the estuary to the southwest. The building envelope is not fixed so you can pick the best position, subject to council approval, to build your dream home! Added to this, those with a passion for animals can keep council approved animals on the property. It is fenced with rural fencing so is ready for you to start planning your dream lifestyle. There is a lot to like about this property.

Of course, given the fantastic location, one can walk to the estuary where you can enjoy a sunset or let's be honest start crabbing or fishing with ease. For those with a boat, there is a boat ramp in the estate for access to the estuary, where you can head to the Dawesville Cut, or perhaps explore the waterways north to Mandurah or south to the mouth of the Harvey River.

With a location just down Mills Road from the Forrest Highway, it is only a 25 minute drive to Mandurah or just 20 minutes to Pinjarra, so shopping and entertainment precincts are not too far away from this tranquil location.

Don't miss your opportunity to enjoy a fantastic lifestyle here!

Be quick and call Barry Mitting direct on 0414 475 607 today to secure your dream.