

Lot 276 Clamp Circuit, Dunsborough, WA 6281

Sold Residential Land

Monday, 28 August 2023



Lot 276 Clamp Circuit, Dunsborough, WA 6281

Area: 663 m²

Type: Residential Land

\$535,000

This spacious corner block opposite the reserve is the FINAL corner block available in the brilliantly located and quiet Cape Rise Estate. Lot 276 is ready to build on now to create your very own charismatic, brand new dream home with immediate views to the opposite reserve. The neighbouring reserve features a bubbling creek line and is a lengthy area specifically allocated 'Reserve for Recreation'. Lot 276 Clamp Circuit is the perfect sunny corner block if you need wide side storage or access to accommodate trailers or extra vehicles. The side access is broad enough to enable a double garage situated away from the front facing aspect of your home, depending on the design of your home. ****PRICE INCENTIVE**** A reduction of \$20,000 is available on the next 2 purchases of Cape Rise Stage 3, which is applicable on your purchase of Lot 276 (limited time offer). Lot 276 Clamp Circuit is a large 663 sqm retained, slightly elevated block, 12.69 metre frontage to the reserve, a tapered 8.93 metre corner and 26.98 metres deep (see lot dimensions in photos). This is the FINAL corner block available right now in the Cape Rise Estate. With a north easterly facing aspect, your new home will face sunrise light and with the right design, capture all day natural light. You will not feel boxed in with the open aspect and uninterrupted views to the local regenerated reserve and small natural creek bed. Classy homes within the Cape Rise vicinity have created a highly valued neighbourhood with easy access in and out of your quiet local streets. With houses in Cape Rise consistently selling in the over \$1,200,000 price range, this is the ideal opportunity to stake your claim on the last corner block and design a home to fit all your needs. Cape Rise is within approximately 1km walk/cycleway access direct to town and the beach (approximately 950m). Hiking and mountain biking trails at the Dunsborough Country Club / Meelup Reserve are also at your doorstep, in less than a 1km. The wonderful Cape Naturaliste National Park is approximately 1.3km for whale watching and wildflower season. Developers Incentives are available for Landscaping and Fencing (conditions apply). If you require any assistance with a block purchase at Cape Rise, we can help you. Please contact us today. **FOR MORE INFORMATION & TO APPLY FOR YOUR PRICE REDUCTION:** Contact local Sales Representative Sarah McLachlan, 0403 942 519 JMW Real Estate Dunsborough Email: sarah@jmwrealestate.com.au