

Lot 62, 43 Estuary View Road, Dawesville, WA 6211



Residential Land For Sale

Wednesday, 24 January 2024

Lot 62, 43 Estuary View Road, Dawesville, WA 6211

Area: 1012 m2

Type: Residential Land



Jill Duffy

Offers From \$379000

Enjoy fantastic views across the Peel Estuary and the Ranges from this 1012sqm-elevated lot. This magnificent piece of land is situated in one of Mandurah's most peaceful suburbs, 'Old Dawesville'. You will love the laid-back lifestyle on offer in this truly unique location. Plenty of encompassing beaches, walk tracks, parks and natural bushland plus the recreational activities at your fingertips including fishing, crabbing, 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 the natural bushland carries you to the Warrungup Spring Reserve, which is of great cultural value and offers a peaceful boardwalk and picnic area on the estuary. With just a short drive to St Damien's and Ocean Road Primary Schools, and the new Coles Shopping Centre, Golf Course and local IGA. Enjoy kayaking, dolphins, the old-growth trees, an abundance of bird life and tranquil walks along the estuary front. A boat ramp is just down the street to launch your boat. **BONUS SUBDIVISION POTENTIAL** (subject to local authority approval) Zoned R20. Large 1012-sqm block of land with a wide 20.12m frontage and a depth of 50.29m with deep sewerage available to connect to. A two level home would allow for magnificent estuary views. You can build an expansive home across the lot or subdivide it into two lots with council approval. Don't delay. This rare piece of land has been priced to sell and will be sold. Call exclusive agent Jill Duffy today on 0406 290 935*The description provided is for general information purposes only. DUFFY REAL ESTATE believes that this information is correct but it does not warrant or guarantee the accuracy of the information. Buyers are asked to undertake independent due diligence investigations and enquiries regarding the property, as DUFFY REAL ESTATE can accept no responsibility for any information that may be deemed incorrect.