

# Proposed Lot 217 Layman Road, Wonnerup, WA 6280



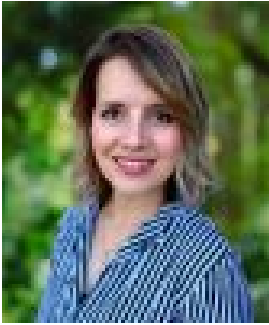
## Sold Residential Land

Monday, 5 February 2024

Proposed Lot 217 Layman Road, Wonnerup, WA 6280

Area: 1 m2

Type: Residential Land



Leonette Radyn  
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## Contact agent

Connect to Nature in the South West Lifestyle lovers are presented with an exceptionally rare opportunity to own their personal spread of the renowned South West. Now is your chance to purchase into the extremely limited supply of acreage lots situated within strolling distance to the Geographe Bay and local marina. These lots offer tranquility and privacy with a myriad of space and unobstructed views across the wetlands. Surrounded by nature, with space aplenty for your dream home, the shed, boat and van - what more could one desire. With all the characteristics to prove an attractive investment or lifestyle opportunity, these blocks won't remain on market long. Property Features:- Nature retreat with a spectacular reserve view - Zoned conservation - 3.97 acres - Western Power located at front of lot - Private access off Layman Road - Fully fenced - Earth works and sand pad completed - Driveway completed Location:- Nearby bus stop - Conveniently located close to Geographe Marina and various Geographe / Busselton / Abbey beach sites - Comfortable travel distance to world class wineries, restaurants and various family attractions - Minutes' drive to the Port Geographe Marina - Close to Various Premium Schools - 9.7 km to Busselton CBD - 1.3 km to 4x4 beach - 215 kms South of Perth - 14 km to Busselton Airport that offers direct flights to Melbourne as well as various FIFO mine sites Purchaser's responsibility:- Costs associated to attach and connect to mains power (Green dome on Layman Road) - Installation of rainwater tanks (no mains scheme water available) - Secondary treatment system (ATU - no deep sewerage available) Status of Lot:- Lot 217 - 1.6076 Ha (3.97 acres) - \$595,000 - Sand pad constructed and preloaded. Preload removed ready to build - Driveway constructed - Fencing constructed - Titles subject to Western Power upgrading green dome. Copies of the Geo Technical Report, Bushfire Attack Level Report and Site and Soil Evaluation Report are available upon request. I cannot iterate enough; lifestyle blocks this close to the beach and town are exceptionally rare! Make haste to get in touch and arrange a private inspection of the site please contact the Exclusive Property Consultant Leonette Radyn 0450 006 085 [leonette@atrealty.com.au](mailto:leonette@atrealty.com.au) Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.