

**106 Dryandra Avenue, Yallingup, WA 6282**

**Residential Land For Sale**

Wednesday, 26 June 2024



106 Dryandra Avenue, Yallingup, WA 6282

Area: 1 m2

Type: Residential Land



Tim OSullivan  
0452656280

## OFFERS

Don't miss your opportunity to seize one of Yallingup's finest vacant land parcels. Perched atop one of the most coveted positions in the estate, this 1.08-hectare block epitomises the pinnacle of South West living. From its elevated vantage point, the land boasts unparalleled views stretching out to Smiths Beach and across the picturesque valley. The generous, cleared building envelope invites you to envision and construct your dream residence, perfectly positioned to capitalise on the stunning natural surroundings. Majestic stands of local Marri trees dot the landscape, attracting an array of birds and wildlife, adding to the serene atmosphere. This property is a haven for nature lovers, offering a tranquil retreat where you can immerse yourself in the beauty of the Australian bush. The corner location provides multiple access options, enhancing the block's appeal with its open aspect inland across the valley. Such versatile access ensures ease of planning and construction, giving you flexibility in designing your home. Properties of this calibre are becoming increasingly rare, making this offering truly exceptional. The sellers, who part with it reluctantly, know well the unique value and beauty of this block. As the area continues to develop with high-quality homes, it is quickly becoming one of the South West's most sought-after enclaves.

**Location Insights:** The location is nothing short of idyllic. With Smiths Beach and Dunsborough just a 10-minute drive away, and the renowned Margaret River region accessible via a short, scenic drive down Caves Road, you are perfectly positioned to enjoy all the delights of the South West. From world-class wineries to pristine beaches, the best of the region is at your doorstep.

**Summary of Features:**

- **Property Type:** Vacant Land
- **Size:** 1.08 hectares
- **Local Authority:** Busselton Council
- **Building Envelope:** Cleared and ready for your dream home
- **Nature:** Beautiful stands of Marri trees attracting birds and wildlife
- **Access:** Corner block with multiple access points
- **Proximity:** 10 minutes to Smiths Beach and Dunsborough, short scenic drive to Margaret River and surrounds

Seize this extraordinary chance to secure a prime piece of Yallingup. Don't let this unique opportunity slip away – create a legacy on one of the finest blocks in the South West. This property marketed for sale by offers campaign. The sellers reserve the right to sell the property at any time without notice. Only those registered as wanting to place an offer will be notified. All interested parties are advised to contact the selling agent and express their interest to avoid disappointment. For an information pack containing title information, property interest report and recent sales list to help assist you in your decision making, please contact Tim O'Sullivan.

**Disclaimer –** whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.