

**15 Montebello Boulevard, Two Rocks, WA 6037**

**Residential Land For Sale**

Wednesday, 3 July 2024



15 Montebello Boulevard, Two Rocks, WA 6037

Area: 402 m2

Type: Residential Land



Angela Moore

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## Offers Above \$350,000

With only a couple of steps to your front door, this elevated 402sqm block perfectly levelled and retained, is awaiting its new owner to build the perfect lifestyle home in the peaceful Nautic estate of Two Rocks! The block overlooks pristine Montebello park with ocean glimpses from ground level, with the potential for panoramic ocean views from a double-story building. It features laneway access to the rear, a private gate with additional guest parking to the front of the block. Love the beach? You're only a hop skip or a few minutes drive to Leemans Landing and The Spot, a great location for exploring the Alex T. Brown Shipwreck, excellent fishing, surfing, beach walks or taking your dog for a run! Situated only a few minutes walk to Two Rocks road bus stop, twelve minutes drive to the Yanchep train station due for opening on the 14th July, your positioned within close proximity to local amenities, recreational facilities, schools and the Two Rocks Marina. With plenty of time to build and no restrictions, construct your dream coastal home or hold the block as a valuable investment, there's no time like the present, don't miss this great opportunity! I'd love to hear from you! Features: • 402sqm | fenced, cleared and levelled • Potential double-storey ocean views • Walking distance to the beach • Close connections to transport • Minutes from local amenities and the famous Two Rocks Marina • Power, water, and sewerage connections • No restrictions or time frames • READY TO GO! Rates & Local Information: • Water Rates: \$1,100 • City of Wanneroo Rates: \$635 • School Catchment: Two Rocks Primary School, Atlantis Baptist College Follow Me On Socials To See What's Coming Soon | @angelamoorealestate Angela Moore 0421 951 088 or angela@plr.net.au Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.