

24 McDermott Parade, Witchcliffe, WA 6286



Residential Land For Sale

Wednesday, 26 June 2024

24 McDermott Parade, Witchcliffe, WA 6286

Area: 2081 m²

Type: Residential Land

Offers from \$425,000

The best 2081m² lot available in Witchcliffe with forever bushland views, offering a very beautiful position for everyday life. This amazing property is enriched by a warm northern aspect for winter, with a perfect balance of space to build your future country homestead, huge workshop and ancillary studio. The property provides a generous and healthy landscape, with rich top soil conditions ripening the opportunity to plant your future garden, to enjoy a more sustainable and organic lifestyle. The property is perfectly framed in solid rural style fencing to the southern, northern, western boundaries which showcases this ever spacious 2081m² property to really put your mark on. Offering a semi-rural lifestyle and located west of Witchcliffe town centre along the attractive Redgate Road corridor, you leave the city life behind and step into country life, with the beach just down the road, and nature trails across the road. This peaceful country position rests within close proximity to everyday amenities, local primary and secondary schooling, commercial service industries and extra recreational activities. For the adventurer, keen surfer or fisherman and wine lovers, Redgate Beach is just 10mins away for a surf, the Indian and Southern Ocean just 25mins away south to drop the boat in at Hamelin Bay boat ramp or Augusta boat harbour, plus the world class wineries of Leeuwin Estate, Voyager and Xanadu Winery are just around the corner. The area of Witchcliffe is one of the South West's most popular country towns nestled just 7mins to Margaret River. This forever country area is surrounded by larger scale South West farms, the area well known for its rich agriculture & vineyard history. 24 McDermott Parade, Witchcliffe is set amongst a beautiful and diverse landscape, surrounded by national parks, world class vineyards and endless beaches of the cape region. The Wadandi Nature trail and nature reserve rests just across the road, where Red Tail Cockatoos fly and the nearby trail winds from Witchcliffe through classic farmland to the township Margaret River, providing excellent walks or mountain biking for all. Live the South West way of life and enjoy a morning swim or surf at your local beach and sunset bush walk trails only minutes from your home. Property features · Land size 2081m² · Lot frontage 35.4m · Lot depth 59.2m · Whisper quiet location under the star filled skies · The land offers a north facing orientation, providing northern winter sunshine across your entire landscape · The land offers rural fencing to your western, southern and northern boundaries · Good soils for sustainable growing of fruits and vegetables · Walk to Witchcliffe town centre · 10mins to Redgate Beach · 10mins away from nearby National Parks · 10mins to Margaret River shopping & amenities For immediate assistance please contact Tony Farris at Ray White Stocker Preston, as this block will not last! Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628