

26 McDermott Parade, Witchcliffe, WA 6286

Residential Land For Sale

Tuesday, 2 July 2024



26 McDermott Parade, Witchcliffe, WA 6286

Area: 2087 m2

Type: Residential Land

OFFERS - Contact Agent

Capture bushland reserve views and sunset glow across native treetops located directly opposite this superb 2087m² property. One of a kind, this magnificent half acre vacant block is sure to please those seeking something extra special, to enjoy for many years to come. The property provides a rich landscape of lush winter green space, with a true north facing 59.2m long northern boundary for your ideal solar passive house design. The land orientation provides the opportunity to absorb as much winter sunshine as possible across your everyday living space, plus shelter your outdoor living area from local southerly winds. An ideal blank canvas and perfectly framed in classic rural style fencing across your southern, western and northern boundaries which highlight this ever spacious landscape for you to enjoy. The 2087m² block size leaves no shortage of space to build your future country - coastal homestead, plus ancillary studio dwelling and large rural workshop with plenty of scope for side access to secure the caravan, boat and trailer. Located along the attractive treelined Redgate Road corridor west of Witchcliffe town centre towards the coast, you can leave the city life behind and step into the country lifestyle with Redgate Beach just down the road. Enjoy a terrific lifestyle within close proximity to everyday amenities, schooling, service industries and extra recreational activities. For the adventurer, keen surfer and fisherman, Redgate Beach is just 10mins away for a surf, the Southern Ocean 25mins south to drop the boat at Augusta boat harbour or many awesome mountain bike trails nearby. 26 McDermott Parade, Witchcliffe is set amongst a beautiful and diverse landscape, surrounded by national parks and the pristine coastline of the Cape to 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 2087m²
- Lot frontage 34.9m
- Lot depth 59.2m
- Classic location set nearby nature reserve, straight under 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 nurturing your future gardens and the 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