

**Lot 393, 3 Skua Way, Jurien Bay, WA 6516**



**Residential Land For Sale**

Saturday, 29 June 2024

Lot 393, 3 Skua Way, Jurien Bay, WA 6516

Area: 750 m2

Type: Residential Land



Samantha Murdock

0409104724

**\$190,000**

Skua Way truly is a standout stella block, it ticks all the boxes;-• 25m frontage, heaps of room for rear access• 750m<sup>2</sup>, perfectly rectangular in shape• Ideal orientation, with your rear alfresco all protected from the winds• No swales in front, so easy to reverse a boat or caravan• Already fully fencedReal Estate is all about location, and this is one of the best spots, why:-• Located in Stage 1 of Beachridge Estate, so you have the benefits of the covenants, meaning 3m setback so you can enjoy a great big backyard.• Stage 1 in Beachridge, so your closer to town, at only 1.6km to the main shopping center• Less than 600m to two different beaches, depending on which way the wind is blowing• Skua is one of the shortest streets in town, clearly less traffic noisePlus so many extras:-• The blocks already been surveyed• GRH architecturally designed home has been designed specifically for this block• It's a 3x2 with an open planned living, separate home theatre, double garage etc. • The site plan allows for a 5.9m side access with plenty of room for a boat/caravan.• Ideal orientation with the alfresco and backyard all protected from the southerly windsSo, not only do you have the ideal block, shape, size, location, ease of access, orientation, all the hard work of designing and surveying has already been done for you. Blocks that tick all the boxes are extremely rare, that's what makes 3 Skua Way a clear standout block. Call Samantha today to secure on 0409 104 724.