

12 Estuary Place, Wannanup, WA, 6210



House For Sale

Tuesday, 26 November 2024

12 Estuary Place, Wannanup, WA, 6210

Bedrooms: 1

Bathrooms: 1

Type: House



Simon Wroth

0895374444

Classic 1960s Shack on a 993m² Subdividable Lot

What to love:

Opportunity Awaits in Highly Desirable Wannanup!

Discover the charm and potential of this rare 1960s shack nestled on a generous 993m² subdividable lot in the sought-after suburb of Wannanup. Located less than 200 meters from the picturesque canals and just over 1km from the bustling Port Bouvard Marina, this property is a blank canvas bursting with opportunity.

This prime parcel offers development potential, with sewerage infrastructure conveniently passing through the street and the possibility to subdivide into two separate titles (subject to necessary approvals). Its dual street frontage further enhances its versatility, making it ideal for those looking to maximize their investment.

Positioned on the estuary side of old Wannanup, this location is renowned for its growth potential, lifestyle appeal, and proximity to local conveniences. Whether you're an investor or developer seeking to secure a piece of Wannanup's charm, this property offers multiple possibilities.

What to know:

- Sewer available for connection, supporting subdivision potential.
- 993m² with dual street frontage, allowing for creative development options.
- Less than 200m from the stunning canals.
- 2.2km from Avalon Bay beach.
- 2.5km from Miami Plaza Shopping Centre.
- 1.3km from Port Bouvard Marina, cafés, and boat ramp.
- 600m from the pristine Estuary.
- 500m from public transport.
- 4.3km (approximately 5 minutes) from Ocean Road Primary School and St Damien's Catholic Primary School. 1.9km from Falcon Primary School.
- 7km from Halls Head High School, 11.4km from Mandurah Catholic College.
- Only a 12 minute drive from Mandurah Foreshore
- Council Rates approx. \$1170.00
- Water Rates approx. \$1192.00

Don't miss this opportunity to own a large, subdividable lot in one of Wannanup's most desirable pockets. This is your chance to secure a prime investment or develop your dream.

Contact Simon Wroth at Realmark Mandurah today for more details!

Who to Talk to:

Simon Wroth | 0407 072 442 | swroth@realmark.com.au