

**12 Campbell Road, Peppermint Grove Beach, WA,  
6271**

**RayWhite**

**Land For Sale**

Thursday, 28 November 2024

12 Campbell Road, Peppermint Grove Beach, WA, 6271

Type: Land

## Your "Down South" Story Awaits

Perched atop one of the highest sand dunes along overlooking the blue azure of Geographe Bay, this expansive 1,001m<sup>2</sup> beachfront allotment boasts breathtaking double views: the glistening ocean on one side and sweeping vistas of farmland and Tuart forest on the flats below.

Nestled in the heart of old Peppermint Grove Beach this rare gem retains the charm of untouched sand dunes and the beauty of graceful, mature peppermint trees, offering natural shade, privacy, and tranquility. Imagine waking up to panoramic skies, vibrant sunsets, rolling storms and the mesmerizing seasonal shifts that make this location truly magical.

Set within a tightly held cul-de-sac of quality homes this is one of the last remaining undeveloped parcels in the "original" development of Peppy Beach. It's an extraordinary opportunity to design and build a one-of-a-kind residence that embraces both the coastal and bushland environment. A bold vision here will be richly rewarded.

Ideally located approx. two hours from Perth and within 30km of Bunbury and Busselton, the area provides easy access to shopping, dining, healthcare and education while being a gateway to the Ferguson Valley, Dunsborough and Margaret River for unforgettable day trips.

The location of Peppermint Grove Beach is more convenient to Perth than ever, thanks to the upcoming opening of the Bunbury Outer Ring Road in mid-December. Enjoy a quicker, smoother commute and bypass the usual down south weekend and holiday traffic.

For those venturing further afield, a short 20min drive will take you to Busselton Margaret River Airport, offering direct flights to Melbourne, Sydney and beyond. Whether it's a serene coastal escape or a gateway to the world, the locality of Peppermint Grove Beach delivers unmatched convenience.

Your 'down south' story awaits.. contact me for full details.

### BULLETPOINTS FOR BROCHURE (FEATURES)

- Vacant lot with natural beach/bush reserve
- 1001m<sup>2</sup> with high elevation
- Quiet cul-de-sac location
- Geographe Bay, Cape Naturaliste and horizon views
- Forest and farmland views
- 250m to pristine swimming beach
- 8km into the Capel townsite
- 25km to Bunbury and Busselton
- Septics, gas bottles additional
- Power, water and NBN available for connection
- No building timeframes
- Shire of Capel

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