

**40 Ironmonger Road, Karridale, WA 6288**

**Residential Land For Sale**

Thursday, 9 January 2025



40 Ironmonger Road, Karridale, WA 6288

Area: 19600 m2

Type: Residential Land



Alf Fandry  
0897580300

## Offers Over \$525,000

This fabulous 1.96ha (4.84ac) lifestyle block on the picturesque Ironmonger Road in Karridale is an absolute gem! This is the only block in the new Treescapes Estate that has direct access to Ironmonger Road. The current owner has already planted a small orchard of fruit trees that will stay. However, the cabin, rain water tank and timbers on the property will be removed prior to settlement. Located just 7.5km from the pristine beach of Hamelin Bay, 29km south of Margaret River and 14km north of Augusta your lifestyle has never looked better. 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