



## Dalyellup, 504 Minninup Road

### FINAL BLOCK IN THE ACREAGE ESTATE!

A second chance has come around to secure the LAST remaining block in the Acreage Estate. These blocks sold HOT, so we are sure this final 1.01 hectare block will sell very quickly!

Already titled this block is ready to go! Start your dream home planning now!

**\*\*Please refer to Lot 39 on Site Plan\*\***

Situated perfectly only a short drive to Dalyellup, Stratham Beach, Bunbury CBD, local amenities, parklands and more!

Further features:

- Boundary rural fencing provided by developers
- Serviced by NBN



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 1.01 ha

**For Sale**  
From \$395,000

**Contact**  
**Denby Lynn**  
0447 002 495  
denby.lynn@ljhsouthwest.com.au

**Brent Spooner**  
0417 002 082  
brent.spooner@ljhsouthwest.com.au

**LJ Hooker Property South West WA**  
(08) 9791 6880

- Underground power to end of each driveway
- Water tanks and effluent disposal systems to be installed by buyers
- Gas bottles required
- Zoned: Special Rural Residential
- 50% subsidy for cross over can be applied for from the Shire of Capel
- BAL Rating: Low —12.5

#### Schools:

- 7.8km / 9mins drive Dalyellup Primary School
- 7.6km / 8 mins drive Dalyellup College
- 7.4km / 8mins drive Bunbury Cathedral Grammar School
- 8.9km / 9mins drive Bunbury Baptist College

#### Shopping:

- 8km / 8mins drive Dalyellup Shopping centre

#### Transport Links:

- 2.6km / 4 mins drive Bussell Highway
- 17km / 16 mins drive Bunbury Airport
- 42.9km / 34 mins drive Busselton Airport
- 185km Perth CBD
- 16.4km / 19 mins drive Bunbury

#### Parks/Beaches:

- 8km / 8mins drive Dalyellup Beach
- 4.6km / 5 mins drive Stratham Beach
- 12.9km / 13mins drive Tuart Walk
- 7.8km / 8 mins drive Capel Golf Club

#### Services provided:

- Power only
- \* Water via tanks, Gas via LPG bottled gas cylinders and Secondary Treatment Systems (STS) & Aerated wastewater treatment systems (AWTS) for sewerage as apposed to septic tanks.

Call Brent Spooner and his team today for more information on this exciting opportunity!

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.



**LJ Hooker Property South West WA**  
**(08) 9791 6880**

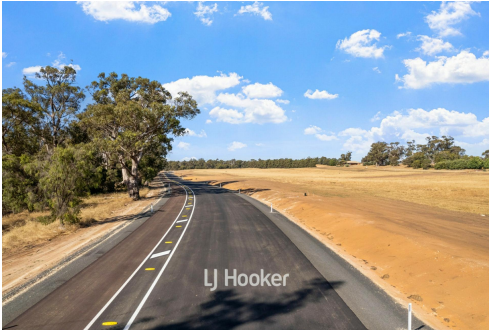
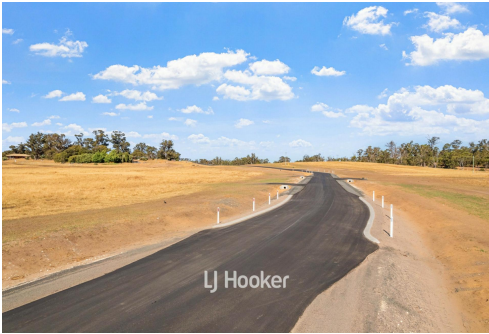
**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

# More About this Property

Property ID	1698HND
Property Type	Residential
Land Area	1.01 ha

**Denby Lynn 0447 002 495**  
Sales Consultant | [denby.lynn@ljhsouthwest.com.au](mailto:denby.lynn@ljhsouthwest.com.au)  
**Brent Spooner 0417 002 082**  
Principal / Licensee | [brent.spooner@ljhsouthwest.com.au](mailto:brent.spooner@ljhsouthwest.com.au)

**LJ Hooker Property South West WA (08) 9791 6880**  
130 Victoria Street, BUNBURY WA 6230  
[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Property South West WA**  
**(08) 9791 6880**