



67 Channel View, Dawesville

777m² Canal Lot In Prestigious Street

- Best offer over \$799,000
- First time presented to market since original purchase in 2007
- 18m street frontage
- 14.26m canal frontage
- 48m in length either side
- Canal boat mooring of 8m boat length for both powered and sail vessels
- Centrally located on this prestigious street with views down both sides of the canal.
- No restriction for mast heights and yacht lovers
- Immediate deep water access to the ocean

Dream of canal-front living with your own canal mooring ? If so, this is your opportunity to own one of the last & largest remaining canal lots boasting lucky number 7 in both size, street number and purchase year.

This is first time this canal lot has been presented to market since original purchase in 2007. These lots will soon be all taken up or built on, leaving missed opportunity for future home builders or land bankers. So secure now, build later and have no regrets owning a lot

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 777 m²

FOR SALE

Best Offer Over \$799,000

AGENTS

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AGENCY

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or home in Southport which is flanked by million dollar homes on either side.

Less than 40 canal lots were developed in this Stage 5 precinct, offering immediate deep water access to the ocean with no restriction for mast heights and yacht lovers.

This channel is frequented by dolphins as it is located within a stroll to the dolphin viewing point.

This canal lot has a 777m² title which includes the 3m water envelope, and 14 m of canal frontage allowing for a boat of 8m in length to be moored against the wall or on floating pontoon. 48m long on either side and 18m street frontage allowing a substantial home to be built with imposing street presence .

This canal precinct is one of the few that has a deep water canal construction that allows direct mooring against chaffer blocks without the need to build your own jetty. It is also one of the few canal areas in Mandurah that does not have any bridges hindering larger yacht masts and has direct ocean access.

Start designing your dream waterfront when you ready ,and enjoy the lifestyle where you can enjoy swim, surf, fish or simply go for a scenic stroll along the beach and relax whilst watching the dolphins and boats pass by.

Approximately 800 meters to Pyramids beach and the Port Bouvard Surf Life Saving Club and Pyramids Café, and just under 100 meters to the Dawesville channel, within the Southport precinct of Port Bouvard. Adjoining 18 hole internationally acclaimed The Cut Golf Course which is a true links course in the coastal dunes just up the road..

Opportunities like this are rare! Secure your piece of paradise today and experience the ultimate waterfront lifestyle.

Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

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MORE DETAILS

Property ID	4S4KFF2
Property Type	Residential
Land Area	777 m ²

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