



## Mandurah, 68 Anstruther Road

Calling All Developers, Price reduced

68 (Lot 9) Anstruther Road Mandurah WA 6210

Motivated seller

Superbly located 809m2 block, central to all Mandurah and it's many attractions. Including the foreshore, cafe strip, beach, train station, Mandurah Forum, Pinjarra Road, Rushton Park.

- Zoning: R100. Build up to five stories, or multi-dwelling subject to council approval.
- Water Corp work for the cut in of a new sewer connection available.
- Mandurah City Council Development Application approved (lapsed)(development application available if buyer would like to proceed along the same style of development)
- Western Power Plan of work completed in relation to the proposed development which included amalgamating the land and subdividing as per an available feature survey and overlay. This subdivision plan was approved by the WAPC but was never completed.



LAND 809 m<sup>2</sup>

**For Sale**  
UNDER OFFER

**Contact**  
**Tony Dos Santos**  
0466 550 512  
tdossantos.mandurah@ljhooker.com.au



**LJ Hooker Mandurah**  
**(08) 9586 5555**

**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.

- A feature survey and overlay of the subdivision for reference is available to assist in visualising the potential of both Lot 9 & 10. Also complete drawings and DA of this particular proposal available from seller if requested.
- Basic site levelling works complete

Disclaimer:

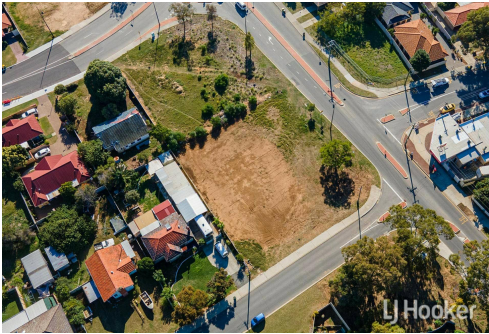
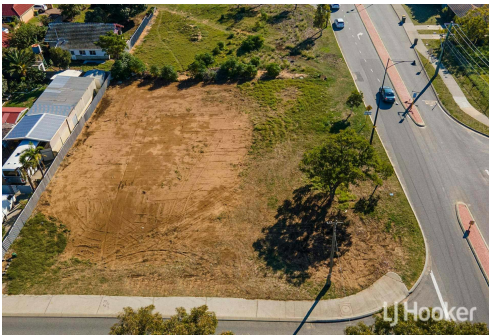
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More About this Property

Property ID	40TTFF2
Property Type	Residential
Land Area	809 m²

**Tony Dos Santos 0466 550 512**  
Property Consultant | [tdossantos.mandurah@ljhooker.com.au](mailto:tdossantos.mandurah@ljhooker.com.au)

**LJ Hooker Mandurah (08) 9586 5555**  
68 Mandurah Terrace, MANDURAH WA 6210  
[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [reception2.mandurah@ljhooker.com.au](mailto:reception2.mandurah@ljhooker.com.au)



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