



## Wannanup, 20 Houtman Lane

Estuary facing canal 510m<sup>2</sup> block

- 42m water frontage
- Rare corner block
- Perfect lock up and go lifestyle in secure estate.

With no more canal block development planned for the near future, this is your best opportunity to secure a canal block and build when you are ready..

You simply have to stand on it to visualise the picturesque setting whilst absorbing the Estuary skyline and background. EP Island is just abuzz with development and new property ownership.

Only 10minutes south of Mandurah town, with the Marina and Avalon beach 2min away.

60min from Perth, and in proximity to The CUT golf course in Dawesville.



**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 510 m<sup>2</sup>

**For Sale**

Offers from \$379,000

**Contact**

**Tony Dos Santos**

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

With over 40m of water frontage being on a corner, this privately located block situated at the end of the street in the secure gated EP Island complex of Eastport Stage 5 is just perfect for your next holiday home, short term rental, retirement plans or your new primary residence.

This level block will give you a lifestyle you have always dreamed of. Literally walk out the door, jump straight into your boat and head out into the estuary or ocean.

Crabbing, fishing, catching squid, diving, kayaking or surfing, this is what you have been looking for.

Deep canal water allows you to moor your boat, without planning for the jetty build cost. Being a corner canal there is enough space for two boats with ease.

This primary location is close to public bus transport, and is within the catchment area for popular private and public schools.

Don't miss out, call me to arrange access to EP Island, Wannanup, for your private viewing.

Strata approx. \$611 per quarter

Council Rates last recorded \$1342 per annum

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## More About this Property

<b>Property ID</b>	3ZYXFF2
<b>Property Type</b>	Residential
<b>Land Area</b>	510 m <sup>2</sup>

**Tony Dos Santos 0466 550 512**

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