



## Wannanup, 87 Queen Parade

531m2 East facing Canal Front Block

- Best offer over \$449,000
- 15.57m water frontage
- East facing Aspect
- Canal mooring (with steps)

Situated within the Eastport Canals, 87 Queen Parade in Wannanup has been positioned to enjoy a peaceful outlook all the way down the canal to the east, where you are protected from the afternoon breeze.

Offering a total area of 531sqm and a rear canal boundary of 15.57m, there's an abundance of space for you to design and build your new home.

A generous street frontage of also 15,57m allows for your additional parking needs. You'll love being able to jump in the boat right from your backyard, and cruise along the



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LAND 531 m<sup>2</sup>

### For Sale

Best offer over \$449,000

### Contact

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main canal straight out to The Cut, where you can turn left and explore the Peel Harvey Estuary, or turn right journeying through the Dawesville Channel out to the Indian Ocean, taking care to look out for the resident dolphins along the way.

With essential amenities close by, the Miami Plaza Shopping Centre is just a 5 minute drive up the road, a minute drive to Port Bouvard Marina, 5min to The Cut Golf Course and with three nearby restaurants. Avalon Beach just 5min away.

Weekends will be busy making the most of the unique lifestyle on offer, from crabbing and fishing to swimming at the beach or kayaking through the canal, the choice is yours, it's all at your doorstep. Visualise your new aquatic lifestyle in a home especially designed by you on a waterfront canal block.

\*Total size of 531sqm includes water envelope.

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## More About this Property

<b>Property ID</b>	4P7UFF2
<b>Property Type</b>	Residential
<b>Land Area</b>	531 m <sup>2</sup>

### Tony Dos Santos 0466 550 512

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