







192 Estuary Road, Dawesville

Prime Elevated Direct Estuary Views Opposite Boat Ramp

- Best offer over $1,399,000
- 3x1x1 plus
- Easterly aspect
- Carport/alfresco option
- 918m2 super prime land with subdivision potential STCA
- 1972 build
- 82m2 internal floor area, garage 20m2, carport 28m2, main shed 24.3m2, small shed - 13.81m2,
- Rear Super high 5.89 x 4.13 shed (Roller door 3m high x 2.55m wide)
- Wide Side access to rear shed
- Opposite boat ramp
- Direct Estuary views
- Borehole
- Retic

Amazing direct WATERFRONT LOCATION situated on 918sqm of sub-dividable front prime land STCA.

Perfect portfolio: PRIME Location, Land size, Views, Subdivision potential STCA.

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.

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FOR SALE
Best Offer Over $1,399,000

VIEW
Sun 22nd Nov @ 2:00PM - 2:30PM

AGENTS
Tony Dos Santos
0466 550 512
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AGENCY
LJ Hooker Mandurah
(08) 9586 5555

LJ Hooker

This gem of a location offers a compact yet cosy 3-bedroom brick and tile home, with partial improved finishes from original such as window coverings, bathroom vanity, security door screens, newish shed, roller shutters to all bedrooms, newish carpets, laminated floor coverings and freshly painted interior.

Perfect for holiday home, Airbnb subject to regulation compliance, permanent residence, or investor.

The expansive estuary is a water playground for boating enthusiasts and one of the most popular pass times for the locals and holiday makers is crabbing and fishing.

This property is in a fabulous location where you can enjoy a walk along the estuary, kayaking, boating, tennis, or breakfast at the local coffee shop a short stroll down the road.

- 3 bedrooms 1 bathroom brick and tile home
- Kitchen with electric stove (no gas on property)
- Good size family room
- Small Electric storage hot water system
- Single carport, but potential 2 cars parked back-to-back
- New small garden shed plus another bigger garden asbestos shed
- Shed 3m height clearance with toilet, sink, 3 phase power, concrete floor, and mezzanine floor

" 918 sqm subdividable block STCA
" Septic —deep sewer

- House water connected to mains
- Borehole with new submersible pump approx. 2 years old
- Borehole services front yard retic (sprinklers connected to hose)
- Some asbestos on west and north boundary wall and single car shed

If you are looking for a holiday home or a place to getaway and relax this is it!

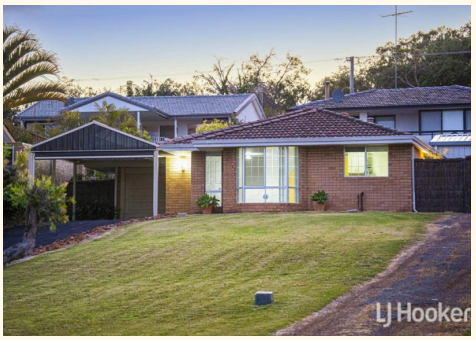
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MORE DETAILS

Property ID	4TZ8FF2
Property Type	House
Land Area	917 m2











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TOTAL: 82 m2
1st floor: 82 m2
EXCLUDED AREAS: GARDEN SHED: 4 m2, PORCH: 2 m2, GARAGE: 20 m2,
CARPORT: 28 m2, SHED: 38 m2, WALLS: 15 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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