



38/1149 Old Coast Road, Dawesville

Your Chance to Own Home and Land, Live Well, Invest Wisely

A rare opportunity to own both the home and the land in the heart of Dawesville.

Whether you're looking for an affordable coastal escape, a smart investment or a low-maintenance place to call home, this unique property offers flexibility, lifestyle and value in one.

Positioned within the sought-after Twin Waters Caravan Park, this well-presented property combines comfortable living with the convenience of excellent shared facilities, all just moments from the coast.

Property Features

- Double bed
- Large enclosed annex offering versatile additional space, ideal as a second bedroom, theatre room or second living area
- Functional kitchen with plenty of cupboard storage
- Private bathroom and laundry
- Reverse-cycle split-system air conditioning
- Single undercover car space
- maintenance, lock-and-leave lifestyle
- Access to swimming pool, playground and BBQ facilities

1 1 2

FOR SALE

Please Call

AGENTS

Sharnae Gray
0439 330 460
sharnae.gray@ljhpxp.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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.



Outgoings

- Strata Fees: Approximately \$507 per quarter
- Water Rates: Approximately \$80 per quarter

Investment Potential -

With potential rental income of approximately \$350-\$400 per week, this property presents an affordable and low-maintenance investment opportunity, while also offering the flexibility to enjoy it yourself as a coastal getaway.

Enjoy the Dawesville Lifestyle

You'll be ideally positioned close to the beach, estuary, public transport, local shopping and the popular Lazy Crab Tavern. Whether you're enjoying a weekend by the water or making the most of a relaxed coastal lifestyle, there's plenty to love about this location.

Opportunities to own both a home and land at an affordable coastal price point are becoming increasingly difficult to find.

Whether you're investing, downsizing, looking for a holiday retreat or simply wanting to secure your own slice of the coast, this property is well worth inspecting.

All genuine offers will be considered.

For more information or to arrange your private viewing,
Contact Sharnae Gray today on 0439 330 460.

DISCLAIMER: 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. Sharnae Gray and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4THQFF2
Property Type	Unit
House Size	49 m2
Land Area	140 m2
Including	Air Conditioning
	Toilets (1)
	Courtyard

Sharnae Gray 0439 330 460

Sales Executive | sharnae.gray@ljhpxp.com.au

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