







5 Cox Street, Mandurah

Unlock the Potential —Generous 1,298sqm R60 Zoned Site!

Positioned in the heart of Mandurah, this substantial 1,298sqm R60-zoned property presents an exceptional opportunity for developers, investors and land bankers looking to capitalise on this outstanding development site.

With almost 38 m frontage and development-friendly zoning, the possibilities are extensive (subject to relevant approvals). Whether you're planning a multi-unit development, townhouse project, or simply looking to secure a large parcel of land in a rapidly evolving location, this property offers outstanding future potential.

The existing three-bedroom home is being offered on an "as is, where is" basis, providing buyers the flexibility to renovate, lease, or remove the dwelling and maximise the site's development potential.

Property Features:

- 1,298sqm (approx.) R60-zoned block.
- Wide 38m (approx.) frontage.
- Three-bedroom, one-bathroom home.
- Fully fenced property.
- Large undercover storage suitable for a boat, caravan or

3 1 1

FOR SALE
$650,000

VIEW
Sat 7th Nov @ 12:00PM - 12:20PM

AGENTS
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Interested parties must rely solely on their own enquiries.

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equipment.
- Outstanding redevelopment potential (subject to relevant approvals).

Other Property Features:

- Council Rate: $1990 Approx
- Water Rate : $1130 Appox (2025 to 2026 Financial year period)
- Land area : 1298m2

Situated in the heart of Central Mandurah, you'll enjoy easy access to Mandurah Forum Shopping Centre, Mandurah Train Station, cafes, restaurants, schools, parks, medical facilities and public transport. The convenience of this location, combined with the scarcity of large R60 development sites, makes this an opportunity not to be missed.

Large, well-located R60 development sites are becoming increasingly difficult to secure. Whether you're an experienced developer, savvy investor or purchaser looking to unlock the future potential of this prime parcel of land, this property deserves your immediate attention.

Do not delay, call TODAY to discuss further or to make an offer !

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MORE DETAILS

Property ID	4TUYFF2
Property Type	House
Land Area	1298 m2











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5 Cox St, Mandurah WA

Interior Area: 91m² | Exterior Area: 1,298m²

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**for illustrative purposes only. All reported dimensions, property sizes and floor areas are approximate and subject to independent verification. To the extent permitted by law, no warranty is made as to accuracy or completeness, and no liability will be accepted for any errors or omissions.*

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