

2 Avon Ct, Dawesville, WA 6211

Sold - \$625,000

Residential Land



## Make All of Your Estuary Dreams Come True!

A golden opportunity knocks here in the form of this stunning 1,834sqm (approx.) parcel of vacant coastal land – a rarity in this current market – that is perfectly positioned atop the most tranquil of cul-de-sac settings and spectacularly overlooks Dawesville's beautiful estuary waters.

**Open for Inspection**

By Appointment.

This massive block is elevated and gently sloping, meaning that the positioning and design of your future house will achieve breathtaking estuary views forever. There is more than ample room here for a large residence and ancillary dwelling, with enough space left over to store all of the “big boy's toys” that you simply must own when living so close to the water and the sprawling Dawesville Foreshore Reserve. A study, theatre room, alfresco, double garage, balcony, “granny flat” and swimming pool – you can have the lot if you want it.

Exciting development potential ensures that four dwellings can also be established here, based on average requirements of approximately 450sqm for each dwelling. The possibilities truly are endless.

The property is close to The Cut Golf Course, glorious Pyramids Beach, the Port Bouvard Recreation and Sporting Club, the Port Bouvard Yacht Club, Avalon Bay, boat ramps, schools, shopping, cafes, restaurants and a whole lot more.

With “blank canvas” lots of this size and outlook becoming a very scarce commodity, this absolute gem of a find is destined to be snapped up – and rather quickly. Something special awaits and you most certainly want to be a part of it!

Features include:

- Huge 1,834sqm (approx.) block
- Elevated cul-de-sac location
- Estuary views
- Will suit a single-level or double-storey design
- Zoned R20 with deep sewerage available
- Sub-divide and build four dwellings, subject to shire approval

Points of Interest (all distances approximate):

### Listed By

Ramona Kaspar  
Phone: (08) 9586 5555  
Mobile: 0417 953 832

