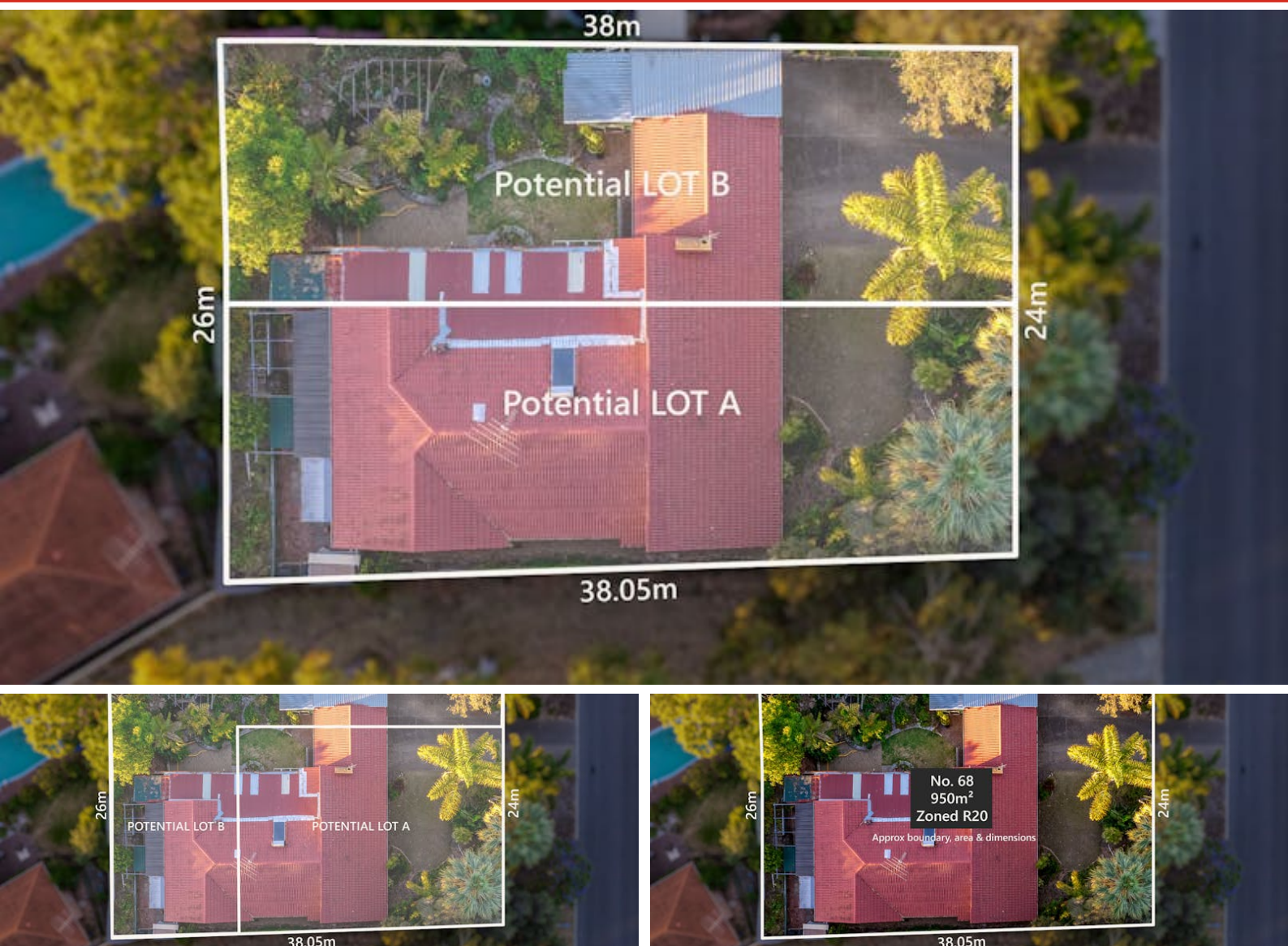




## 68 McLarty Road, HALLS HEAD, WA 6210

### SUDIVIDABLE BLOCK LOCATED 90M FROM THE WATER

Discover exceptional potential and spacious family living on this highly sought-after subdividable block (STCA). Located just 90m\* from the water, and 180m\* to the golf course.

This generous residence features 4 bedrooms and 2 bathrooms, complemented by two separate lounges and two dining areas, providing ample room for families, entertaining, or multi-generational living. A well-appointed laundry, reticulated gardens, and a cosy fireplace add practicality and comfort, while pitched ceilings enhance the sense of openness throughout the home.

Whether you're seeking a comfortable family home, an investment with development upside, or a property to personalise and expand, this versatile offering delivers space, flexibility, and rare subdivision potential.

Options include:

- 1) Keep existing home and make it your "forever" home
- 2) Subdivide and develop two new homes (subject to council approval)

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P189951

#### SALE DETAILS

**Offers From \$849,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Shaun Groves**  
0414461976

### 3) Landbank and build in a few years

This is an outstanding opportunity for the future whether you develop now or bide your time.

#### Features

20+m\* of street frontage

R12.5/20 zoning

Original 4 bedroom residence with ornate character

Two lounges (formal & family)

Two dining

Fireplace

Double garage

Double carport

Mature established garden

Feature outdoor pond

Bore water

#### Location

- 90m\* to the Mandurah canals (Google Maps)
- 180m\* to Mandurah Golf & Country Club (Google Maps)
- 1.4km\* to the beach (Google Maps)

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements and distances are approximate only and marked with an (\*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 950.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage

