



## 23 Loxton Street, DUDLEY PARK, WA 6210

295m<sup>2</sup> | Prime Opportunity in a Lifestyle Location

**295.00 square metres,**

Positioned in a highly convenient pocket of Dudley Park, this proposed 295m<sup>2</sup> Survey-Strata block presents the perfect opportunity to build your next home, investment property, or low-maintenance lifestyle retreat.

Whether you are looking to enter the market, downsize without compromising location, or secure a quality parcel of land close to Mandurah's waterways, this is an opportunity not to be missed.

Enjoy the convenience of being moments from the Mandurah Foreshore, local shopping, schools, parks, caf  s, and public transport, while still tucked away within an established residential setting.

Location Highlights (Approx.)

- Approx. 250m to the Estuary waterfront

**TYPE:** For Sale

**INTERNET ID:** L41185727

**SALE DETAILS**

**From \$339,000**

**CONTACT DETAILS**

**Jacob King**  
0416438583

- Approx. 650m to Mandurah Post Office and central amenities
- Close to Mandurah Foreshore, caf s, restaurants, and entertainment precincts
- Easy access to local schools, parks, and everyday amenities
- Short drive to shopping centres and medical facilities
- Convenient access to public transport routes and Mandurah Train Station
- Ideal lock-and-leave or low-maintenance lifestyle location

#### Why You'll Love It

- Proposed 295m  Survey-Strata lot
- Build your dream home or investment property
- Excellent central location close to lifestyle amenities
- Rare opportunity to secure land so close to the water and Mandurah LGA precinct

#### Important Information

This property forms proposed Lot 3 of an applied Survey-Strata subdivision and is currently awaiting title release (settlement will be subject to title issuance). There will be no strata meetings, strata minutes, or strata levies applicable to the property. The current application address is Lot 3 of 23 Loxton Street and 50 Leslie Street, Dudley Park, which may be subject to change upon final registration.

For further information, contact us today.

\*\*\*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/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.\*\*\*

- Land Area 295.00 square metres

