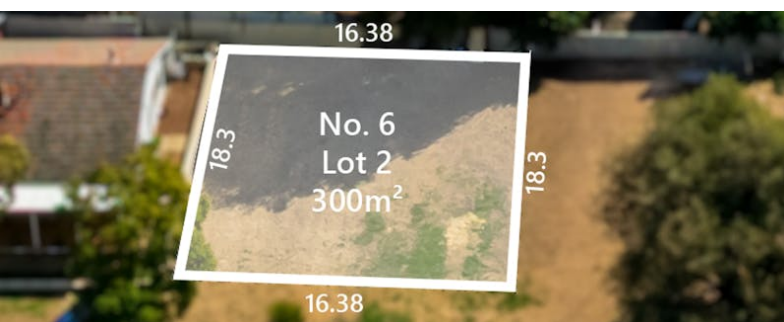




6 Gloucester Street, DUDLEY PARK, WA 6210

Purchase One or Secure Both - A Rare Land Opportunity

300.00 square metres,

An exciting opportunity awaits with two adjoining Survey-Strata lots positioned in one of Dudley Park's most convenient and sought-after locations. Available to purchase individually or together, these parcels offer flexibility for owner-occupiers, investors and those looking to secure a quality landholding in a highly desirable location.

Whether you're looking to build your dream home, secure an investment, or purchase both lots to explore future possibilities (subject to relevant approvals and your own due diligence), opportunities like this are becoming increasingly rare.

Perfectly positioned just moments from the Mandurah Estuary, Foreshore and CBD, you'll enjoy a lifestyle of convenience with caf  s, restaurants, shopping, schools and public transport all within easy reach.

Property Highlights

- Two adjoining Survey-Strata lots available

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: L41798273

SALE DETAILS

From \$339,000 Per Lot

CONTACT DETAILS

Jacob King
0416438583

- 4 Gloucester Place - 295m²*
- 6 Gloucester Place - 300m²*
- Purchase individually or secure both together
- Cleared and ready to build on
- Ideal for your dream home or investment property
- Opportunity to explore future development potential, subject to relevant approvals and purchaser due diligence
- Established residential location close to everyday amenities
- Low-maintenance lifestyle in a sought-after setting

Location Highlights (Approx.)

- *250m to the Mandurah Estuary waterfront
- *650m to the Mandurah Post Office and CBD amenities
- *Minutes to the Mandurah Foreshore, caf  s, restaurants and entertainment precinct
- *Close to local schools, parks and everyday conveniences
- *Short drive to shopping centres and medical facilities
- *Easy access to public transport and Mandurah Train Station

Opportunities to secure adjoining parcels of land in such a tightly held location are few and far between. Purchase one or secure both and enjoy the flexibility this unique offering provides.

For further information or to arrange an inspection, 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 300.00 square metres

