



## FOR SALE

### WAKE UP TO THE SOUND OF THE OCEAN

Dreaming of a quiet, upmarket neighbourhood where you don't hear traffic noise, yet you're only a half hour walk or 5 minutes' drive away from one of the most magnificent beaches on our Great Southern coastline - Ocean Beach?

The close proximity of this 1, 012 m2 block to the ocean means that you catch the cooler breezes in summer and enjoy a little more warmth in winter - plus get those beautiful ocean scents and hear the waves when the sea is rough.

The front of the block is north facing while the south side is where you will enjoy gorgeous views over to the point and inlet. Note that there is a building and tree height restriction on the right portion (facing the block from the road) to protect the views of the homes behind you - but don't see this as a negative - you will still get the same views too! In this neighbourhood, we like to share the joy and keep our property values top-notch.

Mount Hallowell, known for its beautiful Karri forest, wildlife and spectacular views is literally at your front door. There's amazing bush trails and mountain bike trails to explore, not to mention the incredible bird life as you're surrounded by natural fauna and flora.

To appreciate the value and rarity of this block of land, you have to know the area. The ratio of block price to building price is more than reasonable as you're surrounded by top quality homes. Some permanent homes, others purely holiday – yet all lucky owners.

Ocean Beach is Denmark's home beach and set between the Wilson Inlet and the Great Southern Ocean.

The beach is a very popular surfing spot due to its consistent waves and a great place to learn to surf. Local surfers study the sets from The Lookout, then gear up in the main car park, just above the Surf Lifesaving Club that patrol the beach weekends from December to March. They also have toilet and shower facilities, which makes for a good day out.

Others enjoy the newly opened walk and ride trail that starts/ends at the beach and winds through low scrubland to the dog- friendly Lights Beach to the west.

Walking along the beach to the east you will either find a sand-bar taking you to the Nullaki

0 BED | 0 BATH | 0 CAR

PRICE:  
\$220,000

OPEN FOR INSPECTION:  
N/A



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