



FOR SALE

LOOKING FOR A TREE CHANGE?

Opportunity to secure your own sprawling 17.59 acres with 144sqm approx powered shed with kitchen and bathroom already set up for you and backing on to the beautiful lake. A lot of the expensive work is done for you here, driveway, fencing, powered block with fantastic shed and septic system.

Escape the suburbs and grab your own piece of Serenity in Lake Clifton now. Highly desirable properties like this rarely last on the market very long. The shed is well set up for temporary accommodation while you decide to build your dream home if desired or convert to the main residence with council approval. There has never been a better time to buy acreage with great interest rates and with such activity coming back into the market, don't miss your chance so call now to arrange an appointment to view!

Features:

- Secluded acreage backing onto Lake Clifton
- Fibre Optic cabling to the front of the block.
- Power and telephone connected to the shed.
- Great little kitchen with solid fuel fire.
- Well set up bathroom with shower and vanity.
- Entertaining areas close by with your own water and sink plus fire pit.
- Bore for retic, storage tank from bore.
- Electric hot water system.
- 144sqm approx shed with 3 Access doors.
- Potential for a mezzanine floor.
- Septic Tanks with 2 leach drains.
- New pump to the bore water tank.
- On quiet access road.
- Located close to the historic Lime Kiln off Old Coast Road.
- Enjoy Crabbing, fishing, 4WD, wineries and more all just a short distance from this lovely acreage
- Easy access to the Forrest Highway, Estuary, Beaches, Shops, Falcon and Mandurah.

Bring your hammock and set up among the trees near the outdoor entertainment area, lie back to enjoy the bird life and quietness of your own sanctuary. The property is well located only 30 minutes from Mandurah on the Old Coast Rd and 10 minutes approximately from Preston Beach. It is a lovely, quiet setting on the edge of Lake Clifton and at this price will not last long. Call Catherine on Mob: 0449866627.

1 BED | 1 BATH | 1 CAR

PRICE:
\$390,000

OPEN FOR INSPECTION:
N/A



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