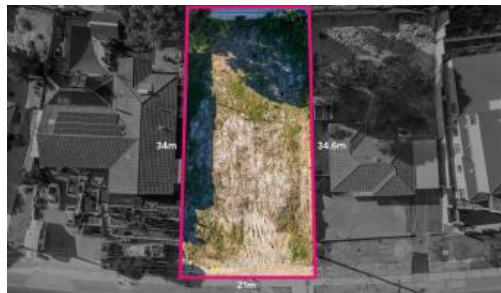




**41 Cook Avenue, Hillarys**



## Exclusive Coastal Land Opportunity in Hillarys – Only One Lot Remaining!

Seize the opportunity to secure a premium 147sqm coastal lot in the highly sought-after suburb of Hillarys! This exclusive street front lot comes with approved DA, titles, architectural designs, floor plans, build estimates, and specifications - everything ready to go!

### Why Invest in Hillarys?

- Prime Location - Nestled in a tranquil, family-friendly community
- Unmatched Convenience - Minutes from pristine beaches, Hillarys Boat Harbour & Marina, waterfront dining, parks, Westfield Whitford City Shopping precinct which has an excellent selection of shops, eateries and Event Cinemas, Whitfords Train Station and top-rated schools
- Future Growth - Just 7.3km from the upcoming \$272.3 million Ocean Reef Marina, a world-class waterfront precinct set to enhance property value
- Strong Investment Potential - Low vacancy rates, 5% rental yield, and significant capital growth over the last decade (PropTrack)

### Lot Details:

- 41A Cook Avenue, Hillarys – Lot Size: 147sqm | Living Area: 187sqm (Available - Last Lot!)
- 41B Cook Avenue, Hillarys – Lot Size: 134sqm | Living Area: 215sqm (SOLD)
- 41C Cook Avenue, Hillarys – Lot Size: 130sqm | Living Area: 207sqm (SOLD)

147 m2

**Price** Offers from \$389,000  
**Property Type** Residential  
**Property ID** 31521  
**Land Area** 147 m2

### Agent Details

Janet Yeap - 0452 018 118

### Office Details

Xceed Real Estate - Sales  
 Level 8, 3 Hasler Road Herdsman,  
 WA, 6017 Australia  
 08 9207 2088

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 REAL ESTATE

•41D Cook Avenue, Hillarys – Lot Size: 158sqm | Living Area: 175sqm  
(SOLD)

This exceptional survey-strata lot, does not have Strata Management and is ready for you to build your dream home or investment property. With only one remaining lot, act fast to secure this rare opportunity!

For more information and documents, call Janet Yeap at 0452 018 118 or email [janet@xceedre.com.au](mailto:janet@xceedre.com.au) to receive a detailed information pack.

Disclaimer: This information is provided for general purposes only, based on details supplied by the seller, and may be subject to change. No warranty or representation is made regarding its accuracy. Interested parties should conduct their own independent inquiries before making any decisions.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*