



A Prime Block for Exclusive Coastal Living

Some addresses are defined by the home that stands upon them. Others are defined by the opportunity to create something entirely your own.

Tucked quietly in the rear within one of Sorrento's established residential pockets, this rare 500sqm survey-strata lot presents an increasingly uncommon opportunity to secure land in a tightly held coastal suburb and shape a residence around the way you actually want to live.

Cleared, retained and with title ready, what comes next is yours to decide.

A thoughtfully designed single, double or three-storey residence could make the most of this elevated position, with the potential to capture ocean views and take full advantage of the generous dimensions of the site, subject of course to planning and approvals. Whether your vision is architectural and contemporary, relaxed and coastal, or a family sanctuary, this site provides the canvas to maximise the land and create a home truly your way.

For those who have been considering building but have been sitting on the fence, this could be the opportunity you've been waiting for. Start with what matters most - the right piece of land, in the right location, with the potential to add significant value to your future.

Rather than adapting and compromising an established house to suit your needs, you have the chance to begin with a blank canvas and design a

500m2

Price	Offers
Property Type	Residential
Property ID	33731
Land Area	500 m2

Agent Details

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residence around your lifestyle, your family and the way you want to live.

A SITE WITH POSSIBILITIES

- 500sqm of total land size with its own street-front private driveway
- Positioned in the rear for extra privacy
- Elevated, cleared and retained site
- Potential ocean view for double or three-storey home
- Ideal block configuration for a substantial custom residence
- Survey-strata title with titles already released (No common property)
- Services connected and available
- Quiet, established residential setting
- Scope to create a bespoke large family home tailored to your lifestyle, subject to planning approvals
- Moments from Sorrento Beach, Marmion Beach, parks, schools, cafés and local amenities

THE ULTIMATE LIFESTYLE

There is something distinctly different about living close to the coast.

Here, the beach becomes part of your everyday rhythm rather than simply a weekend destination. Morning swims, evening along the shoreline and spontaneous trips to the water can become part of life.

Sorrento offers an enviable balance of established community, coastal lifestyle and everyday convenience. Sacred Heart College is within walking distance, while Sorrento Primary School, St Mark's Anglican Community School and Duncraig Senior High School are all within easy reach.

Hillarys Boat Harbour and its many family-friendly attractions are just moments away, local cafés and restaurants, shopping precincts, parks and cycle paths are also close by, creating a lifestyle where much of what you need is comfortably within reach.

Whether it is coffee at Tom's Italian, a drink at Froth Brewery, a morning picnic by the beach or an afternoon snorkeling at Mettams Pool, the best of Perth's northern coastline is right on your doorstep.

EVERYTHING WITHIN REACH (approx distances)

750m Geneff Park
800m Robin Reserve
800m Sacred Heart College
800m Sorrento Primary School
900m to Marmion Beach
950m Seacrest Park Sporting Facilities
1.3km Sorrento Beach
1.6km Marmion Angling & Aquatic Club
1.8km Hillarys Boat Harbour
2.2km Duncraig Senior High School
2.2km Marmion Village Shopping Centre
4.2km Froth Craft Beach - Brewery
4.7km St Mark's Anglican Community School
4.9km Westfield Whitford City
5km Mettams Pool
6.6km Karrinyup Shopping Centre

Vacant land in established Sorrento is tightly held, particularly a site offering this scale, privacy and proximity to the coast.

This is not simply an opportunity to purchase land. It is an opportunity to create an address of your own in one of Perth's most desirable blue-chip suburbs.

For further information or to discuss the opportunity, please contact Janet at janet@xceedre.com.au or call 0452 018 118.

Disclaimer: Whilst every effort has been made to ensure the accuracy of the information provided, buyers are encouraged to conduct their own due diligence.

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