

Sold



## Exciting Options for this Coastal Home

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

Dreaming of a life by the coast? With a bit of imagination this property could make that dream become a reality. Located just 600 metres from the Turquoise Coast, you can practically taste the sea salt from this property.

Occupying an 809sqm block and built in 1989, and while it's in sound condition, there are a couple of exciting options here. You could update it with a renovation, go up a storey to capitalise on those views or knock it down and build your dream home to go with this dream coastal location.

Alternatively, this also makes a sound investment and will easily rent out as it is.

As it stands, this spacious home features four bedrooms with built-in robes (master with a walk-in robe and an en-suite bathroom), two generous living areas, a neat kitchen and bathrooms. There's plenty of space outside for

4 2 1 809 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26762
<b>Land Area</b>	809 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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



alfresco dining beneath the patio. Add a pool, create a productive garden and there's plenty of room to park your boat or caravan.

Fantastic amenities are on your doorstep including shops, parks, public transport, The Marina Mindarie and excellent schools. Walk to the coast where you'll find trails, beaches, look-outs and parks. You're also a short drive from the Mitchell Freeway and Clarkson Train Station.

You and your family will love this peaceful coastal location. Contact Adam Whitford on 0406 616 608 to register your interest and discuss your options.

Property features:

809sqm block

Renovate, rent, go up a storey or build your dream home

600 metres from the coast

Neatly presented throughout

Four bedrooms (with built-in robes), two bathrooms

Master bedroom with a walk-in robe and an en-suite bathroom

Main bathroom includes a bathtub

Two separate and spacious living areas including a formal lounge and open-plan living and dining

Generous and neat kitchen with a gas cooktop, separate pantry, space for a dishwasher and plenty of storage

Solid brick and tile 1989 construction

Wrap around patio with a pitched roof section perfect for alfresco dining

Single carport with additional parking, plus a driveway through to the back shed

Separate laundry with external access

Security screens

Ceiling fans

Split system air-conditioning

Easy-care laminate flooring

Close to all amenities including public transport, shops, parks, The Marina Mindarie and excellent schools

Location highlights:

200m to Mindarie Park

600m to the coast

800m to Quinns Beach

800m to Quinns Rocks Primary School

- 1.3km to Quinns Rocks Shopping Centre
- 1.4km to Peter Moyes Anglican Community School
- 1.4km to Mindarie Senior College
- 1.5km to Quinns Baptist College
- 3.6km to Mitchell Freeway entrance
- 3.4km to The Marina Mindarie
- 6.4km to Clarkson Train Station

*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.*