

# 1 Peregrine Loop, Dawesville, WA 6211



## Sold House

Sunday, 15 October 2023

1 Peregrine Loop, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 609 m2

Type: House



Sam Beechey  
0895374444

## Contact agent

What to love; Welcome to this inviting 4-bedroom, 2-bathroom family home that offers a comfortable and convenient lifestyle in a sought-after location. Situated just across from a scenic reserve with a playground, this property is perfect for a family looking for a peaceful yet active living environment. As you approach the home, you'll appreciate its attractive curb appeal and well-maintained exterior. The interior boasts a master suite with an ensuite bathroom, and three additional spacious bedrooms that offer plenty of room for family members. The open-plan living area is the heart of the home, providing a modern kitchen, dining space, and a cozy family room. The kitchen is equipped with stainless steel appliances, ample counter space, and storage. A standout feature of this property is the 6x5m powered workshop with side access, ideal for hobbyists or those in need of extra storage. Additionally, there's convenient side access with space for a boat or caravan. Nature lovers will appreciate the home's proximity, just 1100 meters from the pristine Melros Beach. This property offers a balance between modern living and access to natural beauty.

What to know; Open-plan living area with indoor wood heater. Master suite with an ensuite bathroom featuring a dual shower head. Instant gas hot water system. Modern kitchen with stainless steel appliances. 6x5m powered workshop with side access. Built-in BBQ for outdoor cooking. Timber decking patio for outdoor entertaining. Bench seating around the outdoor fire pit. Evaporative air conditioning for comfort. Tiles throughout the main living areas. Low maintenance gardens. Additional side access for boat or caravan. Corner block providing dual side access points. Opposite reserve with a playground. Just 1100 meters to Melros Beach. Approx. rental yield \$600 - \$660 per week Council rates \$2095 approx. Water rates \$1482 approx. Who to talk to; Sam Beechey | 0419 774 204 | [sbeechey@realmark.com.au](mailto:sbeechey@realmark.com.au)