

# 10 The Avenue, Margaret River, WA 6285



## Sold House

Friday, 8 September 2023

10 The Avenue, Margaret River, WA 6285

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 673 m2**

**Type: House**

## Contact agent

It's a pleasure to bring this beautifully presented family home & studio package in popular Riverslea to the market. On 673m<sup>2</sup> and approx. 1 km from the town centre, you can walk or ride to parks, the river, & schools. This is an exceptional & rare opportunity for buyers looking for a home with second dwelling or an investor looking to maximise return. The home has a current rental appraisal for \$650/week and the studio is currently rented at \$400/week until the end of November 2023. Some of the quality features the solid brick home include; • 4 bedrooms with carpets, window treatments & downlights • 2 stylishly appointed bathrooms • Modern kitchen with Marri timber features, large island bench, inbuilt GPO, overhead pendant lights, dishwasher, black double sink & taps, microwave & fridge recess. Gas stove cooktop and 600mm under bench oven • North facing alfresco with freshly stained timber deck • Polished concrete floors throughout the open plan living area, • Slow combustion wood fire • Formal theatre room • Separate activity &/or play zone is situated between bedrooms 3 & 4 • Tidy gardens with timber edging, established plants and beautiful lawns • Double carport with storage & large shed

The professionally built studio is completely private and fully fenced. The 56.8m<sup>2</sup> build features; • External clad & timber trim • open plan living & kitchen area with split system air conditioning unit • beautiful timber cabinetry and stylish fittings • under bench dishwasher • Induction 4 burner electric cooktop & 600mm under bench oven • Polished concrete floors & double glazed windows • bathroom and laundry combo • Courtyard with decking overlooking garden • Off street parking for 2 vehicles

All buildings are shire approved and serviced with power, water, NBN & sewerage.