

**11 Salmon Gums Lane, Dawesville, WA 6211**

**Realmark**

**House For Sale**

Wednesday, 29 November 2023

**11 Salmon Gums Lane, Dawesville, WA 6211**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 624 m2**

**Type: House**



Paul Simeone  
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## Offers From 650,000

What to Love Perfectly situated approx. 380m from Florida beach, this 4 x 2 x 2 Webb-Browne Neaves family home was built in 2015 and is set on a 624sqm block with gated side access to park your vehicles, caravan's, and boats securely. The generous sized well-designed home has a build area of 279sqm under the main roof. It has high ceilings, an expansive, tiled and open plan design with neutral décor and several living zones including separate activities, a generous sized theatre room as well as an extra study or 5th bedroom. The well-designed kitchen is at the heart of the home and overlooks the family meals area and beyond to the undercover alfresco entertaining area. It consists of large Island breakfast bar with double sink, a walk-in pantry, 900m appliances, dishwasher, microwave recess, shoppers' entrance and a fridge recess suitable for an icemaker fridge.

What to Know Live your best life in this highly sought after beachside suburb, spending quality time with family and friends only a short stroll from amazing, world class, golden sand beaches where you can enjoy a plethora of water activities including surfing, fishing, boating, 4-wheel driving and crabbing with the estuary just a few minutes' drive away from this idealic location. This property would ideally suit investors or home occupiers alike. More key features include: \*Solar Panels x 22. \*Ducted reverse cycle air conditioning. \*Reticulated low maintenance gardens. \*Neutral Décor throughout. \*Approx. 400m to the beach. \*Approx. 3m gated side access. \*Approx 500m to new Coles Florida shopping centre. \*Approx 800m to Saint Damien's primary school and Ocean Road primary school. \*Approx 1.6km to public boat Ramp (Estuary side). \*Approx 1.6km to The Cut Golf Course. \*Approx 2.5 km to Port Bouvard Recreational & Sports Club+ Yacht Club \*Approx 3km to Port Bouvard Marina and Cafe Coast Restaurant. \*Council rates \$2209 approx. \*Water rates \$1525 approx. Please note all measurements, sizes, distances and amounts are all approx. Who to talk to; Paul Simeone | 0409 298 987 | psimeone@realmark.com.au