

# 111 Gloucester Crescent, Shoalwater, WA 6169



## House For Sale

Tuesday, 9 April 2024

111 Gloucester Crescent, Shoalwater, WA 6169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 789 m2**

**Type: House**



David Parlor

0412734727

**From \$775,000**

CURRENT BID \$750,000 | 3 QUALIFIED BIDDERS The Open Negotiation has started. (Open Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out. Positioned in a premium setting just one street from the glorious Shoalwater beach and Marine Park you find this character filled property. Overflowing with charm from its feature cornicing, arched doorways and original detailing that flows throughout, there's also sought after additions that include a sparkling below ground pool to the front of the home and drive through access to a carport and workshop at the rear, all placed on a fully gated 789sqm block with plentiful gardens offering established plant life and lush green lawns. Inside the home, you have a spacious master suite with ensuite, two further bedrooms and a family bathroom, plus a fully equipped kitchen, and a light and bright living area and family room. Features of the home include:- Large, galley style kitchen with ample cabinetry placed on both sides, an electric oven and cooktop, extensive bench space and a servery window - Living and dining room, with high ceilings and views overlooking the poolside paradise to the front - Family room with arched entryway, soft carpet underfoot and plenty of natural light - Sizeable master suite, with carpeted flooring and a wall of built in cabinetry to take care of all your storage needs, with an ensuite with full height tiling, a shower enclosure, extended vanity and WC - Two good sized minor bedrooms, both with carpet to the floor and sweeping natural light - Family bathroom with a combined bath and shower, plus vanity, with a separate WC within the sizeable laundry - Bonus brick built room, allowing for multiple uses as a storeroom, office or activity space with its built-in storage already in place - Ducted reverse cycle air conditioning - High ceilings throughout - Exterior window shutters to the front - Glistening below ground pool to the front of the home, fully fenced with a feature brick wall, with a paved surround ensuring ample room for relaxation or entertaining - Covered verandah to the front of the home, overlooking the pool - Huge rear yard, with plenty of lawn for the children or pets to explore, with a border of established greenery - Double carport with workshop to the rear, with drive through access from the garage - Single garage with roller door and drive through access - Gated entry to the home and driveway, allowing for yet more secure parking Built in 1960, this sensational home sits in a pristine location just a short stroll from the crystal clear waters and white sandy beaches of the Shoalwater Marine Park, with Lions Park, Penguin Island, Seal Island and Point Peron all nearby, allowing for a range of recreation options just seconds from home. You also have a variety of coastal cafes and dining options within easy reach, along with shopping facilities, schooling and easy transport links to Rockingham and the surrounding suburbs. Contact David Parlor today on 0412 734 727 to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.