

**11A Calm Court, Safety Bay, WA 6169**



**House For Sale**

Tuesday, 6 February 2024

11A Calm Court, Safety Bay, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## OFFERS Over \$399 K

Who would not want to live next to a park with fantastic views at a quiet cul-de-sac and yet moments away to the beach? Imagine waking up to breathtaking greenery views and serene surroundings right next to the Fred Gardiner Reserve playground. It is not just a home; it is a sanctuary for modern living and family-friendly moments. Step into this well-maintained 3 bedroom, 1 bathroom street front duplex - more than a home, it is a haven filled with contemporary comforts. Natural light embraces every corner, creating a warm and inviting ambiance. Featuring a built-in bookshelf perfect for study or home business. The electric stove provides precise temperature control for various cooking needs, ensuring that your culinary creations turn out the way you like them. Paired with the electric oven, you have a versatile cooking duo at your fingertips. Security is a top priority, with roller shutters on every window, offering peace of mind for you and your family. The location is exceptional with key amenities within easy reach. Situated a mere 2 minute drive from the renowned Warnbro Beach, this duplex is a coastal paradise for beach enthusiasts. A short 4 minute drive takes you to Rockingham City Shopping Centre & Cinema, providing diverse shopping and entertainment options. Safety Bay Senior High School is just a quick 2 minutes away, ensuring convenience for families, while Safety Bay Primary School is a short 5 minute drive. Plus, a pharmacy is conveniently located within 4 minutes. Outside, indulge in the simplicity of low-maintenance living. A spacious backyard beckons for family activities and relaxation. The single car space ensures easy convenience in your day to day life.

**The Property & What We Love?!\*** Year Built: 1984 | Block Size: App. 400m<sup>2</sup>, Build Up Area: 99m<sup>2</sup>\* Family-Friendly: Ample space for outdoor activities\* Well-Maintained: A backyard retreat that's both inviting and good size for family activities\* Living Area: Reverse cycle split system air conditioner\* Sunlit Spaces: Abundant natural light from windows \* Window Security: All windows are equipped with roller shutters\* Peace of Mind: Ensuring a safe and secure living environment\* Built-in bookshelf perfect for study or home business \* Electric stove and oven, allowing you to explore various culinary techniques\* Estimated rental: \$550 - \$570/wk

**Location Highlights:\*** Next to Fred Gardiner Reserve\* Safety Bay Warnbro Beach: 1 km\* Safety Bay Primary School: 3.4 km\* Safety Bay Senior High School: 850 m\* Rockingham City Shopping Centre & Cinema: 3 km\* Waikiki Village Shopping Centre 3km\* Kwinana Freeway: 18 km\* Perth CBD: 53 km\* Perth Airport: 60 km

**Outgoings:\*** Council Rates: TBA\* Water Rates: app. \$956.90 (FY 2022 - 2023) \* Common Insurance: app. \$1,000/yr

This property is meticulously maintained by the owner, ensuring a welcoming and comfortable atmosphere for its new residents. Whether you're a family seeking tranquillity, a beach lover, or an astute investor, 11A Calm Court promises an exceptional lifestyle. For more information or to explore this property, contact listing agent, Edward Lim, at 0408 929 655 or Jason Chan at 0422 171 869.\*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. \*\*