

11B Magellan Close, Waikiki, WA 6169

Duplex/Semi-detached For Sale

Thursday, 7 December 2023

Harcourts

11B Magellan Close, Waikiki, WA 6169

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 150 m2

Type:

Duplex/Semi-detached



Peter Padovan

0414985256

From \$529,000

It is my absolute pleasure to introduce this very impressive home to the market. Set on a 447m² block at the end of a very neat and tidy cul-de-sac, beachside of Waikiki. This duplex half home is 'stand alone' with the only adjoining wall being the garages. Featuring 3 bedrooms with ample robe space, a tastefully updated bathroom and laundry, 2 beautifully presented, expansive living areas and a stunningly updated kitchen. With quality fixtures and fittings, the décor is classic with a modern twist. The many large windows provide ample natural light creating a light, bright and very appealing indoor/outdoor ambience throughout. The entire property is perfectly maintained to a very high standard. Every inch of this property has been fully and thoughtfully utilised - there is a place for everything, and everything has its place. The two high gable patios and lovely outdoor living and entertainment areas are stunning. The waterwise and very low maintenance, reticulated gardens provide both colour and shade and are a perfect backdrop to the two outdoor living and entertainment areas. But the cherry on top is the long list of Bonus Extras this property has to offer. (listed below) With no extra investment required, 11B Magellan Close would be a perfect and affordable 'First Home Buyer' option but would equally represent a great choice for the 'Empty Nesters' who want to downsize - but still have room to entertain and host large family gatherings in style. 11B Magellan Close is also an easy 'Lock and Leave' for 'Fifo Workers' or those who enjoy caravanning or holidaying. Alternatively, it would represent a prudent and profitable addition to any Investment Portfolio. A current rental appraisal is available on request Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: - Recently Updated Kitchen Appliances. Electric fan forced wall oven - 4 Burner Gas Hob, Rangehood and 4 Burner Gas Hob and Rangehood - NEW Kitchen Benchtops - NEW Bathroom + Laundry - NEW Plantation Shutters to 2 Bedrooms and Bathroom - NEW Garage automatic roller door - NEW Insulation to the roof space - Split reverse cycle air-con (18 months old) + Multiple Ceiling Fans + 2 Gas Bayonets - Security Shutters to Master Bedroom - Perfect for Shift Workers - Sensor Lights to the Front - Instant Gas Hot Water system Features of the Home: - Enter from the front veranda through security door to entrance foyer - Lounge/Dining - this beautiful area overlooks the lush green gardens to the front and over a picturesque patio to the rear. Vertisheer blinds add to the elegant charm of this expansive living area. There is also a TV point and gas bayonet - Family/Meals - is open plan to the kitchen and includes a split RC air conditioner, a ceiling fan, TV point and gas bayonet. Overlooking and opening to the side patio providing easy indoor/outdoor living, the rear windows, with pull down awnings, overlook the rear rose gardens. - Kitchen - is spacious and has been largely updated with quality NEW appliances including stainless fan forced electric wall oven with separate grill, 4 burner gas hob, rangehood, built in microwave and NEW feature splash back. There is also a stainless dishwasher, a sizable built in pantry, fridge recess, ample cabinetry and NEW benchtops and breakfast bar - Laundry - opens from the kitchen and to the rear gardens and clothes line. It has been recently updated with NEW bench tops, splash back and an appliance cupboard. Separate WC - Master Bedroom - is positioned at the front of the home overlooking the front gardens. Featuring a large bay window with security shutters, a ceiling fan and a large walk in robe. - Bedrooms 2 + 3 - both include NEW plantation shutters, ceiling fans and double robes - Bathroom - is spacious and has been beautifully updated. It features NEW plantation shutters, a vanity with extra storage and a shower. Separate WC - Storage - there is a double linen cupboard in the hallway near the master bedroom. Outdoor Features: - Front - Front veranda extends across the entrance and lounge area - Garage with NEW door and plenty of room for side storage shelving units, there is a dedicated storage area to the rear and access through to patio 1 - Parking - there is off street parking for 4 or more vehicles (an important feature in a cul de sac) - Gardens - are reticulated and there are No Lawns to mow. Instead there very low maintenance, neat and defined garden beds with mature shade shrubs, colourful hardy succulents and waterwise flowering plants - Rear - Patio 1 + 2 - are both paved, high gable colour bond structures featuring, reticulated, raised border gardens and mature easy care and waterwise plants. Patio 1 leads from the family living area creating an easy 'indoor - outdoor flow while patio 2 is overlooked from the front lounge and dining area and includes a raised and decked corner feature, and raised, border gardens, a ceiling fan and access to the front yard. Both patios are connected by a paved walkway across the rear of a home with a raised rose garden. Locations: is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions - My World Child Care Waikiki. - 4 minute drive - Chuckles Childcare and Early Learning Centre - 5 minute drive - Goodstart Early Learning - 3 minute drive - Charthouse Primary School K-6 - 2 minute drive - Waikiki Primary School K-6 - 5 minute drive - Warnbro Primary School K-6 - 5 minute drive - Malibu School K-12 - 5 minute drive - South Coast Baptist College PP-12 - 4 minute drive - Waikiki Village

Shopping Centre - 3 minute drive-☒Neighbourhood Shopping Centre + IGA - 3 minute drive-☒Warnbro Tavern - 2 minute drive-☒Fantasy + Dinosaur Park - 2 minute drive-☒Waikiki Foreshore BEACH + Car Park - 2 minute drive-☒Seahaven enclosed dog park - 2 minute drive-☒Warnbro Vestuary Hospital - 2 minute drive-☒Train Station - 6 minute drive With its central and prime location, and its perfect presentation and its proximity to the beautiful white sandy beaches and the sparkling waters of the Indian Ocean, it is clear that 11B Magellan Close will create a lot of interest in the marketplace. Property of this quality and standard usually sell very quickly. To avoid disappointment, put 11B Magellan Close at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own'You are always welcome to contact 'Peter Padovan 0424 985 256' if you would like further information regarding this very impressive property.