

**12 Magpie Street, Margaret River, WA 6285**



**Sold House**

Friday, 29 September 2023

12 Magpie Street, Margaret River, WA 6285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 480 m2**

**Type: House**

## Contact agent

Overlooking the Darch View Brook Reserve this home is constructed from double brick and colour bond roof with four bedrooms, two bathrooms, double garage and remote door with access right through to the backyard to the large 6m x 6m colourbond shed which is connected to power with concrete floor, window and roller door all located in the most magical spot. The master and second bedroom are to the front of the home with all new flooring, window treatments, freshly painted & ceiling fans. The master is spacious with a walk-in robe, ensuite bathroom featuring a vanity, shower and WC. The other minor bedrooms are large with BIR's, new carpets, new window treatments and are serviced by the main bathroom which features a large deep bath, vanity, shower, exhaust fan, and separate WC in the laundry with two large linen/storage cupboards. The kitchen is spacious with plenty of cupboards/drawers/bench space and features a new F & P electric wall oven, Miele dishwasher, rangehood, 6 burner gas cooktop and built in pantry. The kitchen overlooks the living area with new hybrid flooring, high pitched feature ceilings, gas fireplace, reverse cycle air con and all new window treatments. Outside the property on all the doors/sliders have security screens installed, massive north facing alfresco area with limestone pavers perfect for entertaining small or large family/friend gatherings, grassed area, veggie box and large shed. There are two HWS's one is solar hot water and a gas instant HWS.. The property has a 6.6 kw solar panels installed by Solargain and a Growatt Invertor. Features of this Home include: \* New Hybrid plank flooring throughout main living areas \* Freshly painted throughout \* New window treatments throughout \* Newly installed security screens fitted on all outside doors \* Modern kitchen with laminate benchtops and doors – stainless steel appliances \* Plumbed fridge recess \* Skirting boards throughout \* Living area has a feature gas fireplace with hearth and reverse cycle air con \* Living room has high feature ceilings with downlight \* All bedrooms have built in robes, new carpets, new window treatments \* 2 x HWS - Solar and Instant Gas \* Large North facing Alfresco with limestone pavers and direct access into the two-car garage \* Double garage with remote door \* 6m x 6m colourbond shed with power, roller door, concrete floor, loft storage and window. Perfect for studio conversion. \* Fully fenced with side access through the garage and patio area 6.6kws solar panels and Growatt invertor.