

12 Ringtail Path, Dawesville, WA 6211



House For Sale

Wednesday, 10 April 2024

12 Ringtail Path, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 612 m2

Type: House



Sam Beechey

0895374444

Offers From \$619,000

SET DATE SALE: All offers are to be presented by 4pm Monday 22nd April 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

What to love; Welcome to 12 Ringtail Path, Dawesville, a serene coastal haven nestled in the sought-after area of Melros. This meticulously crafted residence features four bedrooms and two bathrooms, providing ample space for the entire family. Spread over a generous 612m² land, the property offers plenty of room for outdoor activities and entertainment. Built in 2014, the home boasts modern construction and contemporary comforts, including multiple living rooms that create versatile spaces for relaxation and gatherings. With a large side access providing ample room to store a boat or caravan, outdoor enthusiasts will find convenience and practicality. The dual driveway enhances accessibility, while ducted zoned reverse cycle air conditioning ensures year-round comfort. Fully reticulated gardens and lawns require minimal maintenance, allowing more time to enjoy the beautiful surroundings. Just minutes away from the pristine beaches of Melros, residents can indulge in coastal leisure while appreciating the low-maintenance gardens that enhance the lifestyle appeal. Experience the perfect blend of coastal living and modern comfort at 12 Ringtail Path—a tranquil retreat offering relaxed coastal living without the hassle of extensive upkeep.

What to know; 4 bedrooms, 2 bathrooms Spacious 612m² land Built in 2014 Multiple living rooms for versatile living spaces Large side access with room to store a boat or caravan Dual driveway for added convenience Ducted zoned reverse cycle air conditioning Fully reticulated gardens and lawns for low maintenance Situated in the sought-after area of Melros Minutes away from the beautiful beaches of Melros Rental yield \$600-\$670 approx. Council rates \$2200 approx. Water rates \$1482 approx.

Who to talk to; Sam Beechey | 0419 774 204 | sbeechey@realmark.com.au