

12 Rivermouth Approach, Two Rocks, WA 6037



Sold House

Wednesday, 22 November 2023

12 Rivermouth Approach, Two Rocks, WA 6037

Bedrooms: 3

Bathrooms: 2

Area: 225 m2

Type: House



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Contact agent

DOWNSIZE? INVEST? NEST? BE QUICK THIS OCEAN BEAUTY WON'T LAST!! Whether you're looking for a property in which to live or purchase as investment this recently 2020 Homebuyer's Centre home will move quickly! A seamless flow upon entry with a long corridor bringing you through the home to the open-plan living spaces and separate lounge. The first two bedrooms are overlooking the estate with views to the ocean! The bedrooms are well-appointed and feature built-in wardrobes, ensuring ample storage space for your belongings. Your master bedroom with ensuite has a lovely peaceful vibe with loads of light looking into the courtyard. Located in the desirable area of Two Rocks, this property offers a convenient lifestyle, easy lock-n-leave, with easy access to nearby amenities such as schools, shops, and parks. The beautiful beaches of Two Rocks are just a short distance away, allowing you to enjoy the coastal lifestyle at your doorstep. The price guide for this property starts from \$449,000, presenting an excellent opportunity to own a modern and well-designed home in a sought-after location. Don't miss out on this chance to secure your dream property.

PROPERTY FEATURES:

- Nearly new 3 Bedroom, 2 Bathroom easy-care home in the new estate "The Spot"
- Kitchen - Gas burner with Rangehood
- Combined kitchen/dining/living
- Reverse Cycle Ducted Airconditioning
- Enclosed courtyard
- Electric hot water unit
- Water filtration system
- Rear Access Double Garage
- Solar 2.5KW
- Ceiling Insulation R4.1 (house/garage)
- Deep sewerage
- Built 2020

LOCATION FEATURES:

- 3-5 minute drive to the local IGA, restaurants, medical centre, pharmacy, café, tavern, and schools
- 5 minute walk to the bus stop
- 10 minute walk to surrounding parks, 10 minutes drive to local beaches such as Sovereign Beach, Leeman's Landing and "The Spot"
- Exciting developments such as the Yanchep Train Station & Mitchell Freeway underway with the newly opened freeway entrance now open at Alkimos providing access to Perth CBD within approximately 45 minutes.

**** RENTAL INCOME EXPECTED \$515 - \$530 PER WEEK**

**** Annual Council Rates: \$1,600 Annual Water Rates: \$957**

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