

**122 Gingin Road, Lancelin, WA 6044**



**House For Sale**

Wednesday, 15 May 2024

122 Gingin Road, Lancelin, WA 6044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**



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## EXPRESSIONS OF INTEREST

Situated just steps away from the pristine Lancelin Beach, this property presents a remarkable opportunity for investors or families looking for a sizable block in a coveted location. The real value lies in its generous 1012 sqm lot and the proximity to local amenities, making it an ideal base for embracing the coastal lifestyle.

**Property Highlights:**

- **Spacious Open-Plan Living:** The home features a large open-plan living space that flows into an outdoor area, perfect for casual living and entertaining.
- **Functional Kitchen:** Equipped with plenty of white cabinetry, a combined stove/oven, large pantry, and ample fridge space, set on warm wooden floorboards.
- **Comfortable Accommodations:** Includes a generously sized master bedroom and a large second bedroom with a reverse cycle split system air conditioner, offering comfortable living arrangements.
- **Additional Living Spaces:** The property boasts a second living/study/storage area and a family bathroom with a shower and separate WC.
- **Rear 2 Storey Cottage:** This unique structure at the rear has been transformed into a double-story, self-contained area featuring a bedroom mezzanine with a balcony overlooking the ocean, complete with kitchen and bathroom facilities.

**Outdoor Features:**

- **Low Maintenance Garden:** The front courtyard area is designed for easy care, allowing more time to enjoy the beachside setting.
- **A Large double Shed/garage:** With sliding doors this shed is perfect for all your BCF gear, with extensive paved areas, it also provides ample parking for boats, trailers and more.

**March 2021: Fully Renovated Both Premises**

- Interior and exterior walls fully painted.
- All brand-new cabinets and cupboards throughout, including sinks
- All new plumbing fixtures.
- All plumbing and gas tested and upgraded as required.
- New ovens x2
- New hot water systems x2
- New toilets x2
- New wall cladding in front house bathroom/toilet areas
- New tiles and carpets in front house
- New blinds
- New interior/exterior front room cladding on back wall
- New cladding of rear cottage balcony
- New front house garden limestone low-level retaining wall

**2023: New Additions**

- New rear boundary limestone wall with Colourbond fence Approximately 5-6 Years Ago
- New replacement leach drains, overflow tank, and electrical pump
- Exterior power point for pump
- New septic tank lid and plumbing (all on the side and rear of front house)
- New front house air conditioner
- Upgraded electrical works as required.

**Location and Lifestyle:**

- **Beach and Recreation:** Only 150m from the beach access track, ideal for beach strolls, fishing, or launching water sports equipment. Hip hop to the Wangaree Park, Skate Park, and to all the local amenities.
- **Community Access:** Enjoy the proximity to the Lancelin Jetty and the Endeavour Tavern and jetty for leisurely fishing trips or simply watching the sunset.

**Tenancy Information:**

- **Current Tenancy:** The home is currently occupied by tenants with a lease until the end of next month, after which the property will move to a periodic tenancy. The tenants have expressed a desire to stay, making this an attractive option for investors seeking immediate rental income. This property is an excellent choice for those looking to invest in a substantial landholding with the potential for future enhancements. Located just 90 minutes from Perth, it offers a lifestyle of convenience and leisure that is hard to match.

**Note :** Inspections are by appointments only. {Disclaimer:} {While we have made every effort to provide accurate information, we cannot be held liable for any inaccuracies, errors, or misstatements. We recommend conducting your inquiries and due diligence to verify the provided information before making any decisions.}