

**13 Andover Way, Roebourne, WA 6718**



**Sold House**

Wednesday, 6 September 2023

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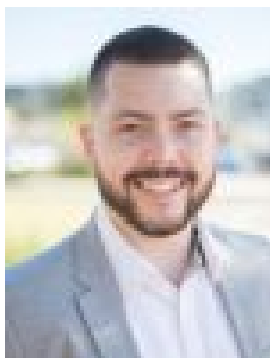
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 903 m2**

**Type: House**



Dylan Rakich

## Contact agent

What we love? Welcome to the heart of Roebourne, where a remarkable opportunity awaits. This spacious home, nestled on a massive 903 sqm block, embodies convenience, easy upkeep, and endless possibilities. As you arrive, the sheer size of the block captivates your imagination, inviting you to envision a future filled with potential. The beautifully landscaped front yard requires minimal maintenance with reticulation and provides plenty of parking space. A side gate offers convenient access to a large shed with a roller door, catering to your storage needs. Step inside, and you'll discover a recently renovated abode that is ready for you to move in and make it your own. The crisp white walls and plank flooring create a modern and inviting ambience throughout. The centrepiece of the home is the expansive open-plan kitchen, dining, and living area, flooded with natural light streaming in from the windows. For year-round comfort, a split system ensures a pleasant climate. The kitchen is a sleek and practical space, boasting abundant storage and countertop area. It features an electric cooktop, oven, and a spacious stainless-steel sink overlooking the backyard. Outside, the vast space offers a secure haven for your children to play and explore. Whether you dream of hosting delightful outdoor gatherings or simply enjoying the fresh air, this property has you covered. An undercover alfresco area provides a perfect spot for dining, complete with a separate built-in BBQ cooking station. Additionally, a paved area awaits your bikes and trikes, while a grassy expanse invites the little ones or pets to embark on adventures. Moving to the bedroom wing, you'll find three generously sized double bedrooms, each equipped with built-in robes and plank flooring for easy maintenance. These rooms share a modern and aesthetically pleasing main bathroom featuring floor-to-ceiling tiling, a stylish vanity, a large rain head shower, and a separate toilet. A functional laundry completes this wing of the home. 13 Andover Way is more than just a low-maintenance residence—it offers a lifestyle of functionality, flexibility, and future planning. Embrace the possibilities this property presents, as it holds the key to your dreams for years to come. What to know? • 903 sqm block • 118 sqm living • 1974 build • Council Rates \$2282.81 • Water Rates \$1488.73 Who to talk to? Contact Dylan Rakich on 0497 083 2254 for additional information on the property.