

**14 Sutherland Street, Dawesville, WA 6211**

— Mandurah

**Sold House**

Wednesday, 27 September 2023

14 Sutherland Street, Dawesville, WA 6211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 997 m2**

**Type: House**

**\$591,000**

Peaceful Old Melros Beach Location Nadine Bakhuizen from Harcourts Mandurah warmly welcomes 14 Sutherland Street, Dawesville to the Market. Escape all the hustle and bustle and enjoy the tranquil laid back lifestyle that this beautiful cottage style home has to offer, only 800m approx. from Melros Beach. This quiet coastal suburb offers a relaxed lifestyle amongst a natural setting with sounds of the nearby surf crashing, fabulous surf, boating and fishing activities. This beloved steel frame, cottage style family home has been cherished for almost 40 years and is now looking for its new family to enjoy. Featuring three bedrooms, two bathrooms, a separate activity room and an open plan living, kitchen and dining area. The renovated modern kitchen includes stone benchtops, stone backsplash, an island bench / breakfast bar, 600mm appliances, abundance of storage and dishwasher. Overlooking the open plan living, so you never have to miss out on any of the fun. Outside, you will find the fabulous verandah with electric cafe blinds, perfect for sitting out on those summer days or winter nights. A large powered workshop and small garden shed is located to the rear of the 997sqm block, providing plenty of room to tinker or store the boat or van. The lean to / carport provides car parking accessed via either of the two gated side accesses. Only 200m approx. to the Yalgorup National Park and nearby Tim's Thicket Camping, White Hills Road and four wheel driving tracks. The area is fast evolving into a highly sought-after destination, especially when it comes to families wanting not just a quiet weekend getaway but a more permanent place of residence. Features:

- Cosy 3 bedroom, 2 bathroom cottage style family home
- Tranquil 997sqm block with a 22.8m frontage
- Completely new Zinalume roof
- Steel frame, fibro cladding
- Large powered workshop with lean to / carport
- Garden shed
- 2 side access (1 automatic electric, 1 manual)
- Room for boat/van parking
- Open plan kitchen, living and dining area
- Renovated kitchen, stone benchtops and backsplash, island bench with breakfast bar, abundance of storage, soft closing drawers, built-in pantry, dishwasher, microwave recess, 600mm oven and cooktop
- Large separate adjoining activity room
- Generous master bedroom with 2 double built-in robes
- Ensuite with shower, toilet and single vanity
- Main bathroom with shower, toilet and single vanity
- Solar
- 2 reverse cycle split system air-conditioning
- Instant electric hot water system
- Reticulated gardens
- Bore
- Rear verandah with 3 electric cafe blinds
- Copper crab cooker
- Outdoor basin and fish cleaning station
- 200m approx. to Yalgorup National Park
- 800m approx. to beautiful Melros Beach
- Close proximity to schools, shops and public transport

Council Rates: \$1780.00PA (approx.) Water Rates: \$268.97PA (approx.)\*All measurements are approximate\*Take the first step to securing this rare property by calling Nadine Bakhuizen 0458 345 533 Harcourts Mandurah today, to arrange your viewing. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.