

**18 Draper Place, South Hedland, WA 6722**



**House For Sale**

Saturday, 16 December 2023

18 Draper Place, South Hedland, WA 6722

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 969 m2**

**Type: House**



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**\$849,000**

HOME OPEN DETAIL Tuesday the 19th of December 2023 – 9:00AM-9:30AM Welcome to 18 Draper Place, South Hedland This property stands out in every dimension, offering a comfortable Pilbara living experience. With its size, charm, and distinctive features, it truly is one of a kind!

**THE COMPLETE PACKAGE – Features-** 4 Bedroom 2 Bathroom- Large Study or 5th bedroom- Walk in robe in master bedroom- Freshly painted throughout- Separate Living & Dining area - Another separate living area- Swimming pool - Large Alfresco area- Large shed with mezzanine floor, double doors at full height - High fences with dual access - Potential for 2nd home or Granny flat - Pre-approved subdivision (sewer line is already installed)- Large 969m<sup>2</sup> fully fenced block- Established grass and gardens- Double carport - Sliding gates at the front and side of the property- Perfect Layout – Room for trailers, boats and much more!

**HOUSE -** This property boasts 4 generously sized bedrooms, all featuring built-in robes (BIRs), with the master bedroom enjoying a private wing at the front of the house. The master suite is complete with a walk-in robe and a private ensuite. The large open-plan kitchen is a highlight, featuring modern cabinetry, high ceilings, a double sink, dishwasher, gas top stove, oven, and ample storage space. The property further impresses with three strategically placed living areas, offering flexibility and functionality. The majority of living spaces are tiled for easy maintenance, also including LED downlights throughout, while the bedrooms provide comfort with plush carpeting. Stay comfortable year-round with split system air conditioning and ceiling fans throughout. The main bathroom is well-appointed with a separate shower and bathtub, and the property includes a well-equipped laundry with ample storage options. This home is designed to provide both style and practicality for a comfortable and enjoyable living experience.

**OUTDOORS -** Indulge in outdoor living with a captivating swimming pool area, embraced by tropical gardens and shaded by sails for a serene retreat. The seamless connection between the alfresco patio, kitchen, and dining area creates a backyard oasis, an ideal space for entertaining loved ones. Prioritizing security, all windows and doors are equipped with Crim Safe screens. Around the side, a spacious area boasts established grass and well-maintained garden beds, all on timed reticulation, ensuring minimal effort for upkeep. With nothing left to be done, this property offers a perfect blend of relaxation and convenience.

**SHED - DEVELOPMENT OPPORTUNITIES** One of the most striking features of this property is the remarkable 10x6m<sup>2</sup> council-approved shed/workshop on one side of the block, offering not just ample space but also endless possibilities & potential for 3 phase power. Equipped with a mezzanine floor and power connections, this versatile space opens the door to a multitude of uses. Picture the potential for future development or imagine accommodating your growing family on one half of the block, all while relishing the comfort and advantages of a fully established home. With thoughtful division into two sections, the property provides added privacy and flexibility. Whether you're considering a potential granny flat or a teenage pad, or simply need room for all your recreational gear—boats, bikes, trailers—this property has you covered. Make this property your sanctuary, where each corner holds the promise of a vibrant and fulfilling lifestyle tailored to your needs. This property is not only an inviting home but also a lucrative investment with a potential rental yield of over 14%, making it an attractive choice for investors seeking strong returns in today's market. Don't miss out on this opportunity that combines comfort and financial reward. No strata fees. Shire Rates: \$3,030.48 PA Water Rates: \$1,525.99 PA Call Katrina today to arrange a viewing or make an offer! [katrina@propshop.com.au](mailto:katrina@propshop.com.au) 0400 993 200 Disclaimer: Disclaimer