

**183B Safety Bay Road, Safety Bay, WA 6169**

*Elders*

**Sold House**

Monday, 14 August 2023

183B Safety Bay Road, Safety Bay, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 349 m<sup>2</sup>**

**Type: House**

**\$411,000**

Sitting in a prime position just moments from the stunning coastline that Safety Bay is known for you'll find this delightful property. Its carefully maintained interior offers you three sizeable bedrooms, a well-equipped family bathroom, a formal lounge on entry and an open plan family room with kitchen, meals and living, all overlooking the wonderful backyard with its gazebo and tree lined outlook. Positioned on a 349sqm\* parcel of land, you couldn't be better placed with all the local restaurants and cafes just an easy stroll away, plus the stunning shoreline a few steps further ensuring your new morning routine can include a coffee from the Bayside Barista and a peaceful wander on the beach. There's also the local shopping centre with its handy IGA in the opposite direction and easy access to schooling, public transport and convenient road links making any commute a simple one. Features include:- Three good sized bedrooms, all with built in robes and the largest a cooling ceiling fan- Fully equipped family bathroom with shower, bath, extended vanity and separate powder room- Laundry with a hanging rack for convenience, separate linen closet and easy garden access- Central kitchen overlooking the front lawn, with wraparound bench space, in-built wall oven, ample cabinetry including a full height pantry, dishwasher and fridge recess- Open plan family dining and living area with sliding door access to the rear garden and gazebo- Spacious formal lounge on entry, with a reverse cycle air conditioning unit and ceiling fan for year-round comfort- Contemporary timber vinyl flooring to the entire home- Neutral colour scheme throughout- Paved courtyard off the main living, allowing seamless entertaining or outdoor dining- Large gazebo with party lighting for added effect- Lawned front and rear gardens, plus a handy garden shed- Single carport with roller door and drive through access to an extended paved area Built in 1990, this fantastic home offers low maintenance oceanside living with no strata fees, providing endless recreation options literally on your doorstep, and comfortable living for a variety of buyers including investors looking to add to their portfolio, families and professionals alike. This property is move in ready and a must view, contact Giles New today on 0426 277 914. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. \*All measurements and distances are approximate only and marked with an (\*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.