

1B Luill Crescent, Dawesville, WA 6211



Sold House

Friday, 25 August 2023

1B Luill Crescent, Dawesville, WA 6211

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 572 m2

Type: House



Robert Swart
0895340056

Contact agent

ESCAPE TO YOUR WEEKEND RETREAT OR YOUR OWN HOME IN THE HEART OF DAWESVILLE Discover the charm of this delightful cottage nestled on a generous 572sqm green title block in the lush surroundings of Dawesville. Embrace the perpetual holiday vibes as you immerse yourself in the tranquil ambience of this prime location, perfect for first-time home buyers or those seeking a lock-and-leave lifestyle. Nestled within the verdant heart of Dawesville, this quaint cottage offers the allure of a permanent vacation. Unwind with a leisurely stroll to the Dawesville Shopping Village and convenient access to public transport. Amble down to the Estuary Foreshore and immerse yourself in the dynamic energy of Estuary life. Enjoy leisurely breakfasts or lunches with breathtaking Estuary views at the local Leprechaun Deli, nestled amidst a verdant grassed recreation area. For boating enthusiasts, a well-equipped boat ramp awaits, ensuring easy access to aquatic adventures. Indulge in crabbing, fishing, kayaking, or jet skiing at your leisure. Bask in the beauty of the Estuary, Dawesville Channel, or Beach pathways with a casual walk or bike ride. A mere five to ten-minute drive will lead you to pristine beaches, an array of restaurants, The Cut Golf Course, Port Bouvard Sport and Recreation Club, Miami Shopping Centre, Dawesville Channel, and the Port Bouvard Surf Lifesaving Club. The possibilities are boundless.

Key Features:

- Charming 2-bedroom, 1-bathroom hardy plank and Colorbond cottage
- Seamlessly integrated open-plan living, kitchen with a breakfast bar, and electric stove
- Dining and family room boasting a reverse cycle air conditioner, ensuring year-round comfort
- Wrap-around verandas providing the perfect setting for enjoying a cuppa or delving into a good book
- An impressive approximately 6m x 6m powered shed catering to various needs – be it secure parking, a workshop, or an additional entertaining area. A front patio area complements the shed's functionality
- Gas instantaneous hot water system
- Abundant parking space for cars, boats, and caravans
- Easily maintainable landscaped surroundings
- Expansive 572sqm green-titled block

Financials:

- Shire Rates: \$1800.00 P/A approx.
- Water Rates: \$1097.00 P/A approx.

This residence exudes character and offers exceptional affordability, making it an ideal choice for those seeking a captivating property. Elevate your lifestyle by making the move to the enchanting Dawesville. Contact Cheree Appleton at 0433 883 668 or Robert Swart at 0476 185 365 to seize this opportunity. Your dream retreat awaits.