

2 Ligula Street, Jindalee, WA 6036

House For Sale

Monday, 20 May 2024

2 Ligula Street, Jindalee, WA 6036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 452 m2

Type: House



Andrea Lloyd
0400975004

\$759,000+

NEW TO MARKET!! Call Andrea Lloyd on 0400 975 004 to enquire today! Located in the popular private coastal estate of Eden Beach, Jindalee, this fantastic, elevated property boasts beautiful parkland vistas, along with a large backyard for children & pets to safely play. Ocean breezes and glorious sunsets will be part of your daily lifestyle when residing in this lovely home, which is situated amongst a friendly & proud neighbourhood. The residence offers four generous bedrooms, two bathrooms, and a spacious light filled open plan living, kitchen & dining area with high ceilings. The home is finished in tasteful neutral tones which will suit many buyers seeking to purchase a delightful coastal property on a spacious block. The double garage with additional height also possesses extra storage space, along with plenty of available off-street parking. All your amenities are nearby including a number of schooling options, shopping centres, public transport, and sensational pristine beaches are within walking distance. The Butler train station is a short distance for those who need to commute to the city, along with easy access to the Mitchell Freeway for the ease of daily travel. Weekends and down time can be enjoyed at the local award winning Beach House, or a myriad of other coastal cafes including the Jindalee Beach Shack, Oceans 27, The Amberton Beach Bar & Kitchen, as well as a short drive to the Mindarie Marina.

Property Features:- Light & bright open plan living, kitchen and dining with high 31c ceilings overlooks the lush Marlinspike Park.- Kitchen consists of stone benchtops, crisp white cabinetry including overhead cupboards and double pantry, 600mm oven, 900mm 5 burner gas cooktop and S/S rangehood, good sized fridge recess, and handy breakfast bar.- Large master bedroom features recessed ceiling with twin WIR's, along with a functional ensuite with large glass shower recess.- Three further bedrooms are all a fantastic size and include double sliding door BIR's. One of these bedrooms could easily be utilised as a home office or a second living area.- Main bathroom comprises glass shower recess, inset bathtub and vanity with stone benchtops and undermount storage.- Separate W/C for everyday convenience.- Functional laundry with S/S trough and additional bench space with further storage.- Huge built in Linen Cupboard with double sliding doors is tucked away in the laundry.- Outdoor alfresco enjoys parkland vistas and seamlessly flows from the living quarters of the home.- Large lawned area which could easily accommodate children's play equipment and/or trampolines. There is also room for the installation of a swimming pool if desired (with appropriate council approvals).- Shoppers' entrance to hallway from garage.- Double garage with remote sectional door caters for 4WD vehicles with additional height, and also possesses an additional storage area.- Great sized garden shed which is perfect for additional storage (dimensions approx. 3 metres x 2 metres x 2 metres in height). Further features include but are not limited to:- R/C Split System Airconditioning to open plan living, dining & kitchen.- R/C Split System Airconditioning to Master Bedroom.- Alarm system.- LED downlights.- Fully reticulated gardens and lawns.- Plenty of off-street parking.- Fabulous garden shed which is easily accessed through rear access door from the garage.

Don't hesitate to enquire about this amazing property. With very few blocks remaining in Eden Beach estate, Jindalee, this property will suit both savvy homeowners and investors alike to purchase a seaside property in a superior coastal estate. For further enquires please call Andrea Lloyd on 0400 975 004 or email andrea.lloyd@peard.com.au. Note: This property is currently tenanted on a fixed term lease until 27th November 2024. Block size: 452m² (approx.) Home Built: 2015 (approx.) Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.