

**20 Bobtail Way, Alkimos, WA 6038**



**Other For Sale**

Saturday, 3 February 2024

20 Bobtail Way, Alkimos, WA 6038

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



Mandie Cubeddu  
0411880053

## Offers in the \$600k's

All Offers Presented by RESO Online Campaign. Offers closing Thursday 15th February 2024 @ 4pm, unless sold prior. Well-presented and peacefully nestled in the coastal community of Alkimos Beach, this spacious three-bedroom family home plus study and theatre combines convenient urban living with a desirable beachside location to offer you an opportunity that simply can't be missed. Perfect for a growing family or those that love to entertain, this charming abode boasts central open plan living to seamlessly connect the kitchen, dining, and family zones. The stylish kitchen is a culinary haven for creativity and features a long island bench with gas stovetop, oven, and rangehood, plus breakfast bar seating for more casual meals. Within the home are three bedrooms complete with built-in or walk-in wardrobes, a designated study with robe storage, a cosy theatre room separate from the main living and pleasant patio entertaining overlooking a large backyard - there is a little something for every member of your family to enjoy within this lively, though serene, atmosphere! Situated within easy reach of reputable schools, local shopping centres, plenty of interactive outdoor green spaces and an enviable coastline just down the road, this wonderful residence is sure to be the beginning of many treasured memories. Call Mandie Cubeddu on 0411 880 053 to lock-in your dreamy beachside lifestyle today! Property features:

- Spacious three-bedroom, two-bathroom home
- Light-filled open plan living with 31 course high ceilings
- Easy care tiling throughout main living
- Well-appointed kitchen with centre island boasting gas burner cooking
- Separate carpeted theatre with feature recessed ceiling
- Designated study with built in storage
- Master bedroom with walk-in wardrobe and open ensuite boasting dual vanities
- Great sized bedrooms with plush carpet and built-in robes
- Large modern family bathroom with vanity storage and a separate shower & bathtub
- Reverse cycle air conditioning throughout
- Outdoor entertaining with plenty of lawn space at the rear for pets and children
- Double garage with roller door
- Solar panel system with 6x electric solar panels
- External security camera system with 8 Dahua CCTV camera

Location features:

- Walking distance to Alkimos Primary School and close to St James Anglican School
- Surrounded by fantastic local parklands such as Alkimos Beach Fitness Park and Leatherback Park
- A short distance to The Gateway Shopping Precinct with IGA, cafes, restaurants, gyms, and more
- Great coastal community location moments from family friendly beaches
- Easy access to the freeway with new upgrades connecting the suburb to the Perth CBD
- Upcoming train way links under construction that are due for completion this year