

20 Catalonia Street, Cervantes, WA 6511



Sold House

Wednesday, 31 January 2024

20 Catalonia Street, Cervantes, WA 6511

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 809 m2

Type: House



Kyla Bramwell
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Contact agent

This is much more than just a coastal shack! The elevated four bedroom property could be your main residence or weekend/holiday escape with a rental income of \$500 p/w. Situated across the road from the ocean, this is a perfect lifestyle alternative for those looking for an easier life away from the city's rat race. Key features include:

- Large open plan kitchen/dining/living area with split system air conditioning unit
- Bright kitchen with a breakfast bar and downlights
- Master bedroom with built-in-robe
- Good-sized minor bedrooms
- Front verandah with ocean glimpse
- 3.65m x 8m patio with built in BBQ
- 9.33m x 5.7 powered workshop/ garage at the back with 6.8m x 5.7m lean to
- 1890l rainwater tank
- Fish cleaning station near the lawn at the rear
- Concrete/ vinyl swimming pool at the front (currently filled) plus bar area
- Gated backyard with concrete pad perfect to store caravan or boat
- Property Shire approved for becoming a holiday rental home
- Few minutes' walk to the beach, playground and the Lobster Shack
- Currently tenanted at \$500 per week on a periodic lease - tenants have expressed willingness to stay

Cervantes is approximately two hours' drive to the Perth CBD and 20 minutes from Jurien Bay. Known as being the gateway to one of Australia's most unique landscapes in the Pinnacles Desert, Cervantes also serves as a popular choice for fishing, swimming and holidaying with the family. Whether you're looking to nest or invest, it's time to call Kyla!

Rates: Shire \$1803.24 per annum (estimate incl. ESL) Water \$275.72 per annum (estimate)