

**205 Bay View Drive, Little Grove, WA 6330**



**Sold House**

Friday, 29 September 2023

205 Bay View Drive, Little Grove, WA 6330

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 900 m2**

**Type: House**



Lee Stonell

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**\$585,000**

There's plenty to celebrate for the new owners of this spacious property in leafy Little Grove, and terrific places to celebrate in. It consists of an attractive home in a choice spot with great living options and an amazing 6m x 9m powered shed on a big block – everything most families aspire to. The brick and tile home is set back off the road, partly screened by an area of native bush. It's a few streets from the coast for fishing, crabbing and sailing, and directly across the road from the general store with fuel, food, liquor and supplies. The renowned Little Grove Primary School is a short walk away and the high school bus to Albany stops nearby. At the front of the home is an open-plan living space comprising the air-conditioned lounge and dining area, with a strategically positioned wood fire to heat the entire home in winter. Around the corner is the kitchen, with a pantry, electric stove and wall oven, and a bay window overlooking the yard. Glass doors from the dining space lead out to an awesome alfresco deck. A huge, gable-roofed area, this is partly enclosed and has pull-down shade blinds to regulate the sun and wind, so it's perfect for parties, entertaining or family barbecues all year round. The master suite consists of a queen-sized bedroom with a walk-in robe and a bathroom complete with a big spa bath, a double walk-in shower, vanity and toilet. Two more bedrooms at the front have built-in robes and share a second shower room. Another major feature of this property is the impressive shed-workshop. Of 9m x 6m, this is a freestanding, Colorbond building with a gable roof, lots of power sockets and high-clearance doors. A single garage under the main roof has drive-through access to the shed, and there's a paved area for parking the trailer as well as a port for stowing the dinghy. All this is on a block of 900 sqm with lawns at the front and back, an enclosed yard, a rainwater tank and a series of eight raised garden beds for growing veggies. This is an appealing property in a popular locale for its easy access to town and the coast, and it's sure to hit the spot with families looking to expand their horizons. To arrange an inspection or to discuss your interest please contact Lee Stonell on 0409 684 653 or [lee@merrifield.com.au](mailto:lee@merrifield.com.au) today. What you need to know:

- Brick and tile home in desirable, leafy suburb
- 900 sqm block, deep sewerage
- Air-conditioned, open lounge and dining area with wood fire
- Huge gable-roofed alfresco deck – big enough for parties
- Kitchen with electric cooking, pantry
- Master suite with walk-in robe and en suite spa bath, toilet, vanity, shower
- Two family bedrooms, both with built in robes
- Second bathroom with shower, vanity, toilet
- Single garage with drive-through access to yard
- 9m x 6m Colorbond shed-workshop with power and high-clearance doors
- Port for dinghy
- Near the coast for fishing, crabbing, yachting
- Walk to primary school and high school bus to Albany
- Opposite general store, liquor and fuel
- Council rates \$2,388.29 per annum
- Water rates \$1,525.99 per annum