

# 22 Chyverton Corner, Erskine, WA 6210

ACTON

**belle**  
PROPERTY

## Sold House

Tuesday, 15 August 2023

22 Chyverton Corner, Erskine, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 535 m2**

**Type: House**

## Contact agent

Invest or nest. Noeline Ross is proud to present 22 Chyverton Corner, Erskine to the market... Nestled in a quiet pocket by the Estuary, this charming 4 bedroom, 2 bathroom home has lots to offer and is the ideal investment opportunity with parks, walking paths and all amenities within easy reach. Embrace a vacation-like experience, with the Peel Inlet gracing one side and the tranquil sea on the other. Whether you're an astute investor seeking to enrich your portfolio with a happy tenant in place, a first-time homeowner embarking on a new journey, or an individual searching for a forever abode, this property caters to a range of aspirations. Set upon a manageable 535sqm corner block, this property offers both value and versatility. The lush lawns and graceful swaying trees envelop the residence, further complemented by additional and private off street space for accommodating a boat or caravan via double side gates. The Master Suite, thoughtfully situated at the front, strikes an ideal balance between spaciousness and seclusion. It features a spacious walk-in robe with ample storage for both partners and an airy ensuite adorned with tiles reminiscent of warm orange hues. The ensuite comprises a shower, single vanity, and a separate WC. The secondary bedrooms are all in the second wing of the home and are well sized with built in robes and neutral décor. To the right of the entrance, a separate lounge area beckons, offering the perfect spot to relax with a book, watch a movie, or create your own home office haven - versatility at its finest! Flowing on through the home we come to the expansive open plan living & dining and games area, finished with a neutral and modern colour palette, stunning vinyl plank flooring, feature columns, reverse cycle split system air conditioning to main living to ensure comfort year-round. The kitchen is the heart of the home and features: breakfast bar, stainless steel appliances (electric oven and gas cook top), tile splashback, ample storage and walk-in pantry. All overlooking the internal and external living areas, boasting an abundance of natural light to infuse the area, creating a warm and inviting atmosphere. Additionally, the main bathroom is set in neutral tones with a bath to revel in relaxation. The laundry is also accommodating with a glass sliding door to the external living and walk in linen storage also accessible. Step outside to your private retreat, where an extended patio area awaits your creativity and relaxation. With a separate grassed area to the rear for the kids & pets to run and play. Plus a dedicated garden shed caters to your storage needs. Situated a mere stone's throw from the picturesque estuary, this residence encourages cherished family moments and the opportunity to explore the adjacent natural reserve, observing kangaroos and native wildlife. There are also boat ramps and launches close by, as well as the popular Boundary Island Brewery with stunning estuary vistas where the dolphins often surface and swim. Schools, shops, cafes, beaches, a gym, and a doctor's office are all conveniently close, providing a wealth of amenities from this enchanting location. Seize this remarkable opportunity! Call The Noeline Ross Team on 0408 947 302 or 9550 2030 to book a private inspection today... Approximate Outgoings: Council Rates: \$2,200.00 per annum Water Rates: \$1,526.00 per annum