

**22 McCubbin Loop, Dawesville, WA 6211**



**House For Sale**

Sunday, 5 November 2023

22 McCubbin Loop, Dawesville, WA 6211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 643 m2**

**Type: House**



David Beshay  
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## Offers over \$620k

David Beshay welcomes you to 22 McCubbin Loop in Dawesville. This stunning home is nestled just minutes away from the pristine beaches, Estuary, golf country club and much more! Boasting a spacious 4-bedroom, 2-bathroom and offering the perfect blend of coastal living and modern convenience. Step into your dream beachside escape that boasts a stunning open living floorplan with luxurious outdoor amenities. The huge open plan living space is a family entertainer's dream with ample space for a dining, living and games room all flawlessly flowing from the heart of the home. The large galley style kitchen is a chef's dream with 900mm stainless appliances, dishwasher and large pantry perfect for a growing family. The beautiful living area seamlessly flows from indoors to outdoors, making it perfect for entertaining family and friends. Stepping through the large sliding doors, you embrace the perfect place to entertain guests all-year round! The large patio has a gas point perfect for outdoor heating in the winter or barbecuing in the summer. Dreaming of a spa day? You're in luck! This property comes spa-ready with a dedicated power point and even an outdoor shower, making it a breeze to unwind and enjoy the coastal lifestyle. Features include:- Brand new roller shutters installed - His and hers wardrobes and sinks- Brand new ceiling fans in 3 bedrooms- Outdoor shower and power outlet ready for a spa- Outdoor shed for all your tools- Large undercover pergola patio with dedicated gas point - Gorgeous kitchen with hide away storage for appliances- Click-lock hardwood flooring and new carpets throughout- Built-in wardrobes in every bedroom - Extra power outlets added for convenience- Huge backyard space with well-kept gardens- Side access to park your boat or caravan - Sliding security doors- Generously sized bedrooms- Garage floor resin coated - Move in ready! Other features:- 644sqm sizeable block- 234sqm living area approx- Year built 2008 approx- Investor friendly- Estimated rental appraisal between \$680p/w - \$750p/w Dawesville itself is celebrated for its coastal charm, serene beaches, and family-friendly ambiance. Abundant parks, recreational areas, and lush green spaces underscore the ideal community that Dawesville represents. The property's proximity to shopping centers ensures convenient access to retail and dining options, while the nearby transport links facilitate easy commuting to the city and beyond. Don't miss this extraordinary opportunity to embrace the Dawesville lifestyle in a prestigious residence that seamlessly combines sophistication with comfort. Call David Beshay today! Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.