

**22 Newtown Beach Road, Abbey, WA 6280**

**House For Sale**

Saturday, 18 May 2024

**RayWhite**

22 Newtown Beach Road, Abbey, WA 6280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Jason Cooper

## Offers Above \$975,000

Welcome to 22 Newtown Beach Road, Abbey - just 300m (approx) from the beach! Nestled in the prestigious and sought-after enclave of "Old Abbey," this property offers an exceptional opportunity to secure a piece of prime beachside real estate. This is not just a home; it's a canvas for your dreams and a lifestyle coveted by many but reserved for the fortunate few. Renowned for its charm and exclusivity, "Old Abbey" presents an unrivalled chance to immerse yourself in the quintessential beachside lifestyle and a community known for its timeless appeal and relaxed coastal vibe. Imagine waking up to the gentle sound of waves, strolling along pristine sandy shores, or simply basking in the coastal breeze right at your doorstep. In "Old Abbey," where properties are tightly held, securing a parcel of this size (809m<sup>2</sup>) is a rare opportunity where the possibilities are endless. Whether you envision building your dream beachside retreat now or in the future, creating a lush oasis with sprawling gardens, or exploring the renovation potential, this expansive block provides the canvas to craft your ideal living space. Inside the features include a large open kitchen ideal for everyday living, with a spacious walk in pantry that provides ample storage space for all your culinary needs. A cozy slow combustion wood fireplace takes centre stage adding warmth to the living space and making it perfect for those cooler evenings by the beach. The modern bathroom and generously sized laundry are ideal for comfort and convenience. For indoor/outdoor living a massive, enclosed patio with a timber lined ceiling extends your living area providing bountiful space for alfresco dining and entertaining year-round. In addition, an enclosed patio/sunroom adds versatility. Outside you will discover a large, powered shed and workshop offering ample space for storage, hobbies, and toys while rear access via the carport ensures ease of use and functionality. If you have multiple vehicles there is additional hard stand area available. Finally enjoy peace and tranquillity within your property, with privacy fencing from the street frontage. Property features: - Prime beachside real estate - Large, powered shed and workshop - Massive, enclosed patio with timber lined ceiling - Large open kitchen - Cozy slow combustion woodfire - Modern bathroom and generous laundry - Spacious walk in pantry Proximity features (approx.): - Claudio Bakehouse 250m - Beach 300m - Abbey Boat Ramp 650m - Amelia Park Lodge 1km - Vasse Village 2.8km - Vasse Primary School 3.3km - Cape Naturaliste College 3.6km Don't miss your chance to make your mark in this coveted coastal locale. Discover the unlimited potential that awaits at 22 Newtown Beach Road, Abbey. For further details or a private inspection please contact exclusive property consultant Jason Cooper today. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628