

**24 Sholl Avenue, North Beach, WA 6020**



**House For Sale**

Thursday, 4 April 2024

24 Sholl Avenue, North Beach, WA 6020

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Ben Keevers

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## ALL OFFERS BY 23RD APRIL

All offers presented by 6.00pm on Tuesday 23rd April (unless sold prior). The sellers reserve the right to accept an offer prior without giving notice. Perched proud on a 1,012sqm beachside block just a few houses from the ocean, this stunning coastal character home has been beautifully and sympathetically renovated by the current owners. The rare 1,012sqm block zoned R20, offers the possibility to subdivide and retain the front character home. 24 Sholl Avenue truly offers everything you could want from your dream coastal residence, with a large front verandah, four big bedrooms (including one with its own separate entry, so it could double as a home salon or studio). The cozy front lounge offers ocean views and a fireplace, and the modern kitchen looks out on to the vast front yard. There's also a renovated laundry and super-stylish family bathroom with feature tiling. As you'd expect from a character home, there are fantastic high ceilings with original cornicing, too. Out back, you're living the dream with an undercover alfresco, fully-kitted-out outdoor kitchen, expanse of lawn, and huge, brick, lock-up shed. This is a property that really does have it all, from the fully renovated character home, the incredible beachfront location, or the development potential on offer. **WHAT WE LOVE:**

- Fully renovated character home
- 1012 sqm duplex block (zoned R20)
- Four bedrooms, one bathroom
- Front lounge with ocean views and fireplace
- Outdoor kitchen and alfresco with plumbing and BBQ
- Roughly 200m to the ocean
- Massive backyard for the kids
- Large lockable shed with ample storage
- Fully renovated bathroom and laundry
- Fourth bedroom has private entry and plumbing (ideal for home salon)
- 650m to Our Lady of Grace Primary School
- 500m to North Beach Bowling Club
- 250m to Spinifex North Beach
- 800m to Charles Riley Reserve

It's just a short stroll from your front door down to both the coast, and to the cafés and boutiques North Beach has to offer. With the bonus of the majestic Star Swamp Reserve, sprawling Charles Riley Memorial Reserve, many local swimming spots, North Beach Primary School, restaurants, and North Beach Plaza Shopping Centre all close by, there is so much to love about this prime coastal location. Don't miss your chance to secure this unparalleled lifestyle! Contact Ben Keever today on 0404 056 010 for more information. Disclaimer: This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.