

**25 Wooramel Crescent, Dampier, WA 6713**



**Sold House**

Monday, 14 August 2023

25 Wooramel Crescent, Dampier, WA 6713

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 996 m<sup>2</sup>

Type: House

## Contact agent

Auction Conditions Public Auction on site on the 13th August 2023 at 10:30am Open from 10:00am on Auction day. Deposit amount: \$30,000. Settlement: 27th September 2023 Termite & Building inspection reports available upon request. What we love? Nestled in the charming coastal town of Dampier, this remarkable property boasts an enviable location and an expansive block, making it the perfect haven for families seeking a vibrant coastal lifestyle. Ideally situated with breathtaking sea views, a leisurely stroll will lead you to the Esplanade, where you can enjoy the Dampier Foreshore playground or engage in a friendly kickabout on the nearby oval. Impeccably presented, this family-oriented residence offers a welcoming atmosphere, inviting you to make it your own. Upon arrival, you'll be captivated by the meticulously landscaped 996 sqm block. The picturesque gardens, adorned with lush lawns and a charming verandah, provide a serene setting where you can relax and watch the children play. The property features a double carport and plenty of parking space for additional vehicles, with convenient side access at the front. Furthermore, rear access with gated entry leads to dedicated parking for boats, caravans, or trailers. As you step inside, you'll be greeted by an abundance of natural light and an airy ambience. Crisp white walls and wood-look flooring create a homely vibe throughout the open-plan kitchen, dining, and front living area. This space will undoubtedly become the heart of your indoor activities, offering room for entertaining and unwinding. Your comfort is assured with a split system and ceiling fans for climate control. The modern kitchen is a delight, boasting generous storage and bench space. Equipped with an electric cooktop and oven, a spacious fridge recess, a pantry, a dishwasher, and a drop zone with a stainless-steel sink overlooking the backyard, it caters perfectly to your family's needs, especially when the little ones are around. Open the door, and you'll discover an expansive outdoor retreat catering to every family member. The enormous alfresco area is a haven for the BBQ chef in you, while the sprawling grassed area offers plenty of space for children and pets to frolic freely. This is where football practice can commence, little ninjas can test their skills on the monkey bars, and there's even room for cubbies and trampolines. If your heart desires, you can consider adding a pool to complete your dream family oasis. Additionally, the property provides convenient access to a large, air-conditioned shed, perfect for a man cave, DIY enthusiast or those with a taste for adventure. There's also a storage room and garden shed. Returning inside, you'll find the master bedroom, exuding a retreat-style ambience with garden views, a split system, and a ceiling fan. The second and third bedrooms are generously sized, each equipped with split systems and ceiling fans for individual comfort. These bedrooms share a well-appointed family bathroom adorned with floor-to-ceiling tiles, a vanity, a shower, a bath, and a separate toilet located within the laundry, which offers additional storage, a doggy door, and outdoor access. 25 Wooramel Crescent is a spacious, bright, and inviting coastal home. Eagerly awaiting your arrival to fulfil your dreams and create cherished memories that will last a lifetime! What to know? • 996 sqm block • 125 sqm home • 1975 build • Council Rates \$2967.31 Auction on 13th August at 10:30am Who to talk to? Contact Jordan James on 0458 193 869 for information.