

28 Belinda Loop, Dawesville, WA 6211



House For Sale

Friday, 19 January 2024

28 Belinda Loop, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 709 m2

Type: House



Carlos Garcia

REASONABLE OFFERS OVER \$760,000

With views towards Melros Beach, this unique 4 bedroom family home is privately high-set on a large 709m² corner block and boasts incredible poolside sunsets. The property's layout makes excellent use of well planned external spaces which include built-in gardens, large flat fenced yard, multiple courtyards and poolside area with adjoining alfresco – perfect for the kids! Property Features Include: Old Melros location, 4x large bedrooms, walk-in robe and ensuite off the main, newly carpeted bedrooms, built-in robes, tiled floors throughout, modern kitchen with engineered stone benches and soft closing drawers, stainless steel appliances, induction cooktop, Stirling dishwasher, large custom island bench with sink, spacious open plan kitchen/dining/lounge, separate games room adjoining the alfresco, additional rear second lounge/retreat (current office), Mitsubishi reverse cycle and Braemar evaporative air conditioners, Norsman wood fireplace, ceiling fans, modern internal laundry, separate toilet room, Solis 5kw solar power system with 20x solar panels, LED, lights, electric hot water system, bathtub in main bathroom, very good paint throughout, extra large double lock up garage with remote access and workspace, ample storage, privacy blinds, flooding natural light, ceiling insulation, 2.2m deep inground swimming pool with updated chlorinator system, solar pool cover, double brick external walls, brick internal walls, limestone gardens/stairs and retaining walls, feature pond at entrance, large level fenced yard, private rear courtyard with storage shed, retic system and established gardens. The property is situated on the hill between the Melros Beach and the estuary, both being within a short drive and featuring boat launching facilities. Nearby services also include primary schools, an early learning centre, IGA supermarket and Ampol service station. Mandurah CBD is an approximate 20 minute drive from the property, and Perth approximately 60 minutes. Belinda Loop is a closed loop street with no thoroughfare traffic, therefore the property has low levels of passing traffic comprising generally of Belinda Loop based residents only. The property is 700m walk to Melros Beach. Critical Information Summary: Gross allotment – 709 m² Floor plan size – 260 m² Year – 2002 Lot/Plan – 161/P020887 Volume/Folio – 2054/361 Council Area – Mandurah Local Area - Old Melros, Melros Beach Surrounding Areas - Florida, Miami/Falcon, Bouvard, Wannanup Land Use – House Development Zone – RES1 (Residential 1) NBN – Fibre to the node Rates: \$2,134.26 per annum 2023/2024 Water Rates: \$131.37 (2 monthly) Rental Appraisal: \$750.00 to \$850.00 per week