

# 3 Bolivar Court, Safety Bay, WA 6169



## Sold House

Sunday, 13 August 2023

3 Bolivar Court, Safety Bay, WA 6169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 680 m<sup>2</sup>

Type: House

**\$690,000**

Chalk Property has much pleasure to present on behalf of the owner this lovely well maintained huge family home, in a wonderful location in a quiet cul de sac, with a park at the end of the street. From the double door entry, step onto large ceramic tiles to the large 4 bedroom plus study, entertainment room, open plan kitchen, meals, family room and formal lounge/dining. The front of the home offers a large master bedroom with walk in robe, ensuite with powder room. The minor bedrooms are all of double queen size. Lovely outdoor entertainment area. The home offers: 4 very generous size bedrooms 2 bathrooms Powder room Study Formal lounge and dining Open plan kitchen over looks meals and family room Double French door entry to the entertainment room High ceilings in the living areas Stainless steel kitchen appliances, dishwasher, gas hob and electric oven 3 sliding door linen cupboard Built in cupboards in the laundry Gas bayonets Roller shutters Alarm system Strong mesh security doors Cool breeze ducted air conditioning Separate large powered workshop 6080 x 5320 Bore and reticulation Gas storage hot water system Outdoor gable patio with blinds Double car garage with extra rear roller door Built: 2002 Land size: 680 sqm Shire Rates: \$2322.72 23/24 F. Year Water Rates: \$1323.79 22/23 F. Year Floor Plan: House: 225.70 sqm Garage: 41.61 sqm Verandah: 4.91 sqm Total: 272.23 sqm Location: 1.6 km approx Pristine white beaches of Waikiki 1.1 km approx to Bungaree primary School 400 m approx front entrance of Safety Bay High School 500 m approx to Malibu Shopping centre Malibu Fresh, Pharmacy, IGA 450 m approx to bus stop on Georgetown Drive 3 km approx to Rockingham Train station approx 1.3 km approx Rockingham Shopping Centre, Ace cinema, Syren Street Restaurants and Bars Viewing by appointment this weekend.