

**3 Grevillea Way, Jurien Bay, WA 6516**



**House For Sale**

Friday, 5 January 2024

**3 Grevillea Way, Jurien Bay, WA 6516**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



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**\$650,000**

Entertain friends and family in style! This solid 5x2 with additional multi-purpose rooms is ideal to provide for the newly combined or large family. This custom-built home has a traditional layout that has been uniquely extended, it's extremely rare to find a home this size, especially in the popular Lookout Bay development, where properties are rarely for sale. This property has the size, space, layout, entertainment factor, shed, location, basically the lot, it's a standout!

**FEATURES YOU'LL LOVE**

- 3 separate living areas - open planned living, lounge, and games rooms
- Fireplace in living, for those cozy nights
- Inverter R/C split aircon to living & master & 2 guest bedrooms, for extra comfort
- Shoppers entrance from the double garage into kitchen
- Induction hot plate and pyrolytic double oven - both relatively new
- King-size master with his & her WIR, plus bath and separate shower
- Remaining bedrooms with BIR and fans in the majority
- Great-sized laundry with plenty of storage options
- Security door screens throughout
- The important shed - approx 3.5m x 6m
- Fantastic outdoor entertaining area with built-in bar & sink
- Rainwater tank, ideally already plumbed into the kitchen
- Water softener - trust me, this makes a difference!
- 5kW solar inverter with over 6kw of panels
- Reticulated lawns off the bore, low-maintenance gardens
- Well maintained with new carpets in master and lounge
- New 125 Rheem electric storage HWS

**LOCATION FEATURES**

- Location, location, location
- Located in the popular, family-friendly Lookout Bay
- In the middle of two beaches, approx 500m<sup>2</sup> each way, depending on the winds
- Less than 2km to the local hotel
- Services include underground power, phone, and deep sewerage

Built: 2006  
Land Size: 800m<sup>2</sup>  
Land Rates: Approx \$1993p/a  
Water Rates: Approx \$1044p/a

Regretful sale for this iconic Jurien Bay family who's already left town. It's a well-loved, well-maintained family home looking for its new owners, it's vacant, all done, and ready for its new owners, will it be you? To arrange your private inspection of this grandeur home, please contact Samantha on 0409 104724.