

# 3 Wooramel Crescent, Dampier, WA 6713

## Sold House

Monday, 14 August 2023

3 Wooramel Crescent, Dampier, WA 6713

Bedrooms: 3

Bathrooms: 1

Area: 1488 m2

Type: House

## Contact agent

Located in the sought-after seaside town of Dampier and boasting a huge 1488 sqm block (one of the largest in town!), this comfortable three-bedroom, one-bathroom home ticks all the boxes and more. Upon arrival, you will notice the well-constructed brick pillar/colour bond fence that provides privacy and security to the property. The spacious driveway and street frontage offer ample parking. A large gate leads to the impressive undercover boat/caravan port, complete with cyclone tie-downs. As you walk through the front gate, you immediately sense the relaxed 'feel' of the home. The protected outdoor living area overlooks the sparkling underground pool and tropical gardens and provides the perfect place for summer fun and winter relaxation. Step through the double glass sliding doors into the comfortable living space. Cooled by a new ducted APAC air conditioner and with views to the pool and gardens, this space will become your welcomed salvation in the summer months. The master bedroom has a generous built-in robe, a ceiling fan and features a large window and sliding door with views to the pool and garden. Bedrooms two and three both have built-in robes. A room detached from the main house with a split air conditioner could double as a 4th bedroom or office. The beautifully appointed shower room features a stainless-steel rain shower, ceiling-to-floor tiling, a large three-door mirror cabinet and quality tapware and vanity. Thoughtfully designed, the kitchen features Essa stone bench tops, glass splashbacks, quality cabinetry, a 900mm Smeg electric free-standing oven, a built-in wine rack and a generous pantry. This kitchen will become one of your most favourite rooms in the house! The backyard is huge and features a 6m x 5m powered shed with a roller and pedestrian door, split air conditioner and TV aerial connection. In the winter months, the solidly-designed limestone block fire pit is the perfect place for camp ovens and sing-a-longs with friends!! Located on a kid-friendly street, this must-see property is just a short distance to the local primary school, shops, beach and boat ramps. Don't miss your chance to own this comfortable home and start living that Dampier lifestyle you have always been dreaming of! View by appointment. Stand-out features include:

- Massive 1488sqm block
- 14.5m x 4.7m x 3.8m boat/caravan port with cyclone tie-downs and ample lighting and GPOs.
- New ducted APAC A/C system
- 6.4m x 2.4m separate 4th bedroom/office/studio with split air conditioner.
- 6m x 5m powered shed with roller and pedestrian door, split air conditioner and TV aerial connection.
- Fully fenced front and backyard with the potential for rear access
- Fully fenced below-ground pool with salt chlorinator, surrounded by tropical gardens and an outdoor shower
- Beautiful kitchen featuring Essa stone bench tops, quality cabinetry, glass splashbacks
- Fire-pit and backyard entertaining area.
- Fish cleaning station
- Reticulated front and rear gardens and lawn.
- Established tropical gardens with a mature Kensington Pride mango tree, frangipanis, Cuban Royals and Foxtail palms
- Front and rear patios
- Ample parking front and back for boats, caravans, cars and trailers!

The Phone Code for this property is: 86898. Please quote this number when phoning or texting. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.