

**34 Mclarty Road, Shoalwater, WA 6169**



**House For Sale**

Tuesday, 23 January 2024

34 Mclarty Road, Shoalwater, WA 6169

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1029 m2**

**Type: House**



Giles New

0426277914

**\$649,000**

This beautiful 1940's coastal cottage sits on an oversized 1029sqm block just moments from the stunning Shoalwater Bay, with access to Penguin Island, breathtaking sandy beaches as far as the eye can see and meandering coastal walks all on your doorstep, you can be sure there is no better place to call home. Open to opportunity, the home itself offers character and charm in abundance with a total of 4 bedrooms, a well-equipped bathroom plus separate dining, living and kitchen areas that runs centrally through the property, with a separate laundry and both a back patio and covered alfresco area for complete relaxation. Centrally positioned, you have the local IGA just a short distance away, along with a variety of cafes and restaurants as you near the pristine coastline, you have a choice of quality schooling and childcare facilities, easy access to public transport and a range of parks and recreational options within both the local area and Rockingham just a little further. Features of the property include:- Four bedrooms with carpet to the floor and plenty of soft natural lighting - Bathroom with vanity and shower enclosure, plus a private WC- Sizeable kitchen with plenty of cabinetry to both the upper and lower, a freestanding oven, fridge recess, feature timber lined walls and a large breakfast bar for casual dining or gathering around - Central living area with high ceilings and an ornate ceiling rose, with a split system air conditioning unit and carpeted flooring for comfort - Dining room on entry, with a pitched roof to accentuate the space on offer - Separate freestanding laundry with sink and shower - Sheltered back porch leading to a covered alfresco to the side of the home, with extensive paving and an additional sink making it the perfect spot for a BBQ or to relax at days end - Covered front porch framed with vibrant plants - Freestanding shed with roller door at the rear of the property - Covered carport to the side of the home with a hard stand behind - Huge gardens that wrap around the home, completely open to your imagination to create your dream backyard Presenting a simply wonderful opportunity, this fantastic property provides a premium location combined with endless space to create the beachside lifestyle we all dream of. Suiting investors, families and beach lovers alike, this is a must view, contact Giles New today on 0426 277 914 to arrange yours. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.