

# 35 Dutton Way, Singleton, WA 6175

Mandurah

## Sold House

Monday, 15 January 2024

35 Dutton Way, Singleton, WA 6175

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 978 m2**

**Type: House**



Dani Rogliano  
0895819999



Bree Thompson  
0895819999

**\$572,000**

Bree Thompson and Dani Rogliano are excited to welcome this renovated character home, set upon a fantastic 978sqm block to the sales market. Not only is 35 Dutton Way, Singleton a lovely, easy to maintain home, it also provides exceptional storage for the toys - bring your boat, caravan, classic cars... the list goes on! This Hardi-plank home has been tastefully improved and is ready and waiting for its new owner to call it home. Whether you are looking to downsize with room for the van, a FIFO worker and looking for a great lock and leave, savvy investor looking for a property that will appeal to a range of tenants, or are just starting out, this property will tick so many boxes for the genuine buyer. Property Features Include: - Front lounge with pitched ceilings and exposed beams - New U-shaped kitchen, stone benches, 600mm f/standing oven, 4 burner gas cooktop, breakfast bar, built-in pantry & sky light - Dining area is overlooked by the kitchen and provides a seamless integration with the outdoor entertaining space - Pitched ceilings with exposed beams to the kitchen, dining and lounge areas - Three spacious bedrooms with beautiful timber lined ceilings - A Semi-ensuited bathroom off of the master bedrooms is finished with a white vanity unit with stone tops & matt black tapware - Fantastic sized laundry room has so much potential - Reverse cycle split-system air-conditioning - Security screen doors to allow the sea breeze to flow through into the home whilst still providing peace of mind - Verandah to the front of the home overlooks the lush gardens and lawn area - 8m x 6m powered workshop with roller door entry - 6m x 6m powered workshop with roller door entry - High gabled caravan/boat port for protected storing, providing gated access to the rear of the home & extra parking options - Bore - NBN - Hardi-plank home with metal roof - Septic systems - Gas hot water system There is so much on offer, not only at this property, but also the area with the beach, school, parks, skate park, bowling club and nearby shopping centres at Karnup and Secret Harbour. Singleton really does provide a laid-back beachside lifestyle that is sought-after. This home is ready for you to just move into and enjoy! Contact Selling Agents Bree 0429 914 784 or Dani 0404 664 184 today. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.