

35 Wedgetail Eagle Avenue, Nickol, WA 6714



House For Sale

Wednesday, 17 April 2024

35 Wedgetail Eagle Avenue, Nickol, WA 6714

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 427 m2

Type: House



Jordan James

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Set Date Sale: 1 May 2024 at 3:00pm

SET DATE SALE, offers closing 1 May at 3pm What to love? Nestled in a prime location overlooking Nickol West Park, this charming abode invites you to experience the epitome of comfortable living. With 3 bedrooms, 2 bathrooms, and an array of delightful features, this home is sure to capture your heart. Step inside and be greeted by a spacious kitchen equipped with everything you need for culinary adventures. From inbuilt fridge and microwave recesses to stainless steel appliances, including a dishwasher, cooker, and rangehood, this kitchen is a chef's delight. The tiled splashback adds a touch of elegance, while the pantry ensures ample storage space. The kitchen seamlessly flows into the open-plan dining and living areas, all with tiled flooring for easy maintenance. Picture yourself enjoying leisurely breakfasts at the convenient breakfast bar or hosting gatherings with friends and family in the inviting living space. Smooth access to the covered alfresco area through 2 sets of ranch sliders creates that easy indoor-outdoor flow, perfect for entertaining or simply unwinding after a long day. Retreat to the comfort of the three carpeted bedrooms, each offering its own cozy sanctuary. The master bedroom boasts corner floor-to-ceiling windows, providing an abundance of natural light, and an ensuite with a shower, vanity, and toilet for added convenience. The remaining bedrooms are generously sized, featuring dual aspect windows and mirrored built-in robes, offering plenty of storage space for your belongings. Convenience is again key, with a family bathroom catering to the remaining bedrooms, complete with a shower, vanity, and toilet. The neat and tidy laundry with tiled flooring, storage cupboards and bench space ensures laundry day is a breeze. Outside, the tidy yard offers plenty of space for kids to play, while rear access provides parking for a boat or caravan, complementing the double carport for other vehicles. With Tambrey Primary School and daycare within walking distance, this home offers the perfect blend of location, comfort, and community living. What to know? Block size: 427m² House size: 110m² Built: 2010 Water Rates: \$1,164.65 Council Rates: \$3,020 approx. Offers close at 3pm, 1 May Who to talk to? For more information about the property and the sales process, contact Jordan James on 0458 193 869.