

**37 Cascade Close, Safety Bay, WA 6169**

**Harcourts**

**Sold House**

Tuesday, 21 November 2023

37 Cascade Close, Safety Bay, WA 6169

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 693 m2**

**Type: House**



Peter Padovan

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**\$595,000**

If location is important to you, then Safety Bay is your best destination of choice – it is my pleasure to introduce 37 Cascade Close, Safety Bay. Set on an impressive 693m<sup>2</sup> block, the cul de sac boasts very neat homes with manicured gardens. 85% of homes in this lovely cul de sac are owner occupied with the average owner occupier residing there for well over 20 years, and 78% of owner occupiers choosing to live there for over 10 years according to Domain. But the cherry on top is that the stunning Hawker St Reserve and Reflection Mews Lake is less than a 1 minute walk away. Generally, only 1 property comes to market every 2 – 3 years in Cascade Close, and they are very quickly snapped up. This well maintained property is well worth a look. The home is very neat and tidy and the generous size block allows scope for future additions. It consists of 4 bedrooms – all with robes, 1 bathroom, 2 separate living areas and a laundry which could accommodate a future 2nd shower. Outside there is a very generous high gable paved patio, a dedicated BBQ alcove, a powered workshop, privacy hedges, mature shrubs and small shade trees. There is also plenty of extra off street parking which is always important in a court. If necessary the block size also enables future extensions to the home – to the front or to the back of the home. 37 Cascade Close would make an ideal First Home Buyers choice or downsizer for Empty Nesters who love to entertain. Alternatively, it would represent a prudent and profitable addition to any investment portfolio. A current Rental Appraisal is available on request. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: - Ducted Air Conditioning to all Living Areas and Bedrooms - Security Shutters to all sliding Windows - Sensor Lights to the Front - Updated Stainless Kitchen Appliances – Wall Oven with Separate Grill + 4 Burner Gas Hob - Gas Hot Water - Bore and Auto Reticulation Features of the Home: - Enter through front security door - Lounge - is located at the front of the home overlooking a leafy green privacy hedge and includes a TV point - Family/Dining - is open plan to the kitchen and overlooks and opens to the patio and outdoor entertainment area and gardens - Kitchen - overlooks the patio and features updated stainless electric fan forced wall oven with separate grill, 4 burner gas hob, pantry, fridge recess, microwave recess and ample under bench cabinetry and bench space - Master Bedroom - is positioned at the front of the home and features a generous walk in robe with double mirrored doors - Bedrooms 2, 3 + 4 - are all positioned at the rear of the home overlooking the shady green gardens and all include double robes - Semi Ensuite - features a bath, vanity and shower - Laundry - is large enough to accommodate a separate shower Outdoor Features: Front: - Gardens - are low maintenance – including a lawned area and privacy hedges to both sides and staggered across the front of the home - Carport - with drive through access to the back yard - Parking - an off street paved hardstand for 2 vehicles and driveway parking for up to 4 vehicles. Rear: - Patio - a paved high gabled structure featuring an adjoining BBQ nook complete with a brick BBQ stand with a shady green backdrop. There is enough space to be able to cater for very large family gatherings or BBQ's with neighbours and friends. - Workshop - is an app 4m x 4m powered, colour bond structure with a concrete floor - Gardens - plenty of lawned space for children and pets to run and play and featuring shrubs and small shade trees around the perimeters. The front and rear gardens are watered by a bore and auto reticulation Locations: 37 Cascade Close is centrally and very conveniently located within only minutes of the most frequented, local services, amenities and attractions - Sunshine Childcare - 3 minute drive - Nippers Childcare - 3 minute drive - Safety Bay Primary School – PP-6 - 3 minute drive - Bungaree Primary School – PP-6 - 5 minute drive - Star Of The Sea Primary School – PP-6 - 5 minute drive - Rockingham Beach Primary School – PP-6 - 5 minute drive - Safety Bay Senior High School – 7-12 - 5 minute drive - Malibu School – PP-12 - 5 minute drive - Neighbourhood Shopping Centre + IGA - 4 minute drive - Rockingham City Shopping Centre - 6 minute drive - Safety Bay Tennis Club - 3 minute drive - Pengo's Cafe on the beach - 4 minute drive - Safety Bay Beach and Boat Ramp - 2 minute drive - Hawker St Reserve + Reflection Mews Lake - 1 Minute Walk With its prime, central and very convenient location, it is clear that 37 Cascade Close will create a lot of interest in the marketplace. To avoid disappointment, put 37 Cascade Close at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact 'Peter Padovan - 0414 985 256' if you would like further information regarding this property.