

# 37 Dumaresq Loop, Quinns Rocks, WA 6030

## Sold House

Friday, 1 September 2023

37 Dumaresq Loop, Quinns Rocks, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 613 m<sup>2</sup>

Type: House



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**\$745,000**

THE HOME Step into a world of timeless charm with this fabulous four-bedroom, two-bathroom haven. Nestled amidst lush landscaped gardens, with a contemporary façade. The large double doors lead you into your sanctuary. The warm and inviting interior envelopes you by embracing you with its coziness and style. Solid timber flooring lends an air of sophistication, guiding you through the dual family living spaces, including a separate lounge and theatre room – perfect for those unforgettable movie nights! Designed to be the heart of the home, the open-plan layout seamlessly connects the living, kitchen, and dining areas. Imagine basking in the abundance of natural light that fills every corner, creating an atmosphere that's both uplifting and comforting. The spacious kitchen boasts ample storage, ensuring your culinary essentials are always within arm's reach. The real magic begins when you step outdoors. The alfresco area beckons, extending an invitation to indulge in the tranquillity of your expansive backyard. Here, a blank canvas awaits your artistic touch, to be transformed into the ultimate entertainer's paradise – a haven where memories are made, laughter resonates, and celebrations come alive. With enough room for kids and pets to revel in, this backyard is a playground for endless possibilities. Your dream lifestyle is within reach. Seize the opportunity to own a slice of comfort, where every corner whispers "welcome home."

THE COMMUNITY Perfectly catering to the needs of families, this gem is just a short drive away from the breathtaking coastline and the allure of Quinns Beach. Weekends will seamlessly blend into moments of relaxation by the shore or leisurely mornings sipping coffee at the charming Luna n Soul. Kids schooling needs are well catered for with Quinns Rocks primary school and Quinns Baptist College within close proximity.

THE SPECIFIC Council Rates: \$2,400 per annum Water Rates: \$1,265.10 per annum Land Area: 613m<sup>2</sup> Build Area: 266m<sup>2</sup> (incl. garage & alfresco) Year Built: 2003

Disclaimer: This information is provided for general information and marketing 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.