

**37 Slater Road, Cable Beach, WA 6726**



**House For Sale**

Monday, 30 October 2023

37 Slater Road, Cable Beach, WA 6726

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 777 m2**

**Type: House**



Giles Tipping  
0891922122



Cameron Loersch  
0891922122

## Offers Above \$549,000

Situated on a generous 777m<sup>2</sup> block in the highly desirable enclave of Slater Road in Cable Beach, you'll find this charming 3-bedroom family home. Offering the perfect combination of comfort and relaxation in a sought-after location, the property is close to all the local conveniences and amenities. As you step inside, the crisp neutral colour palette and ceiling fans in the living room create an inviting ambience while ensuring comfort, and plenty of natural light streams in through the sliding doors leading outside. The open-plan kitchen and spacious dining area features easy-to-clean tile floors and is an ideal spot for family gatherings. The kitchen features quality wooden cabinetry with ample storage space and is complete with a walk-in pantry. It's a chef's delight and a hub for culinary adventures. You'll find all three bedrooms to be generously sized, each with built-in robes, ceiling fans, and modern split system air conditioning, ensuring a tranquil and comfortable night's rest. The main bathroom, with its separate toilet, adds to the sense of privacy and comfort. A laundry room with a linen closet keeps things tidy and organized. The home boasts a veranda that wraps around the property, offering a wonderful space for outdoor entertainment, from al fresco dining to relaxing in the shade. The back yard is huge and offers a blank canvas for you to work your magic! The space is fringed by tropical trees including a mature mango tree loaded with delicious fruit! There is ample space for kids and pets to play and more than enough room to sink a pool, install a shed, or both! A large store room provides ample room for your belongings, whilst there are more than enough parking options for your cars, boats, trailers and more! Located in the heart of Cable Beach, this property offers you a slice of paradise at an affordable price. You'll have easy access to the stunning Cable Beach, vibrant local eateries, schools and shopping amenities. The property is currently leased to a quality government tenant at \$750 per week until 26th January 2024 after which time the property will be available for vacant possession. ESSENTIAL DETAILS: • Shire \$2,781 approx. pa • Water \$1,525.15 approx. pa • Year Built 1991 • Land Area 777 sqm • Leased to corporate tenant to 26.01.2024 at \$750 per week For further property details or to arrange a private inspection please contact Giles Tipping and Cameron Loersch on 0499 322 120 or email [cameron.loersch@raywhite.com](mailto:cameron.loersch@raywhite.com).