

# 4 Catchpole Place, Lancelin, WA 6044

## House For Sale

Tuesday, 28 May 2024



4 Catchpole Place, Lancelin, WA 6044

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 9**

**Area: 832 m2**

**Type: House**



Denise Howe

**\$565,000**

Located in a small cul-de-sac approximately 800m from the ocean shore and opposite the conservation reserve. Walking distance to the famous Back Beach, Marine & Angling Club and Offshore Cafe. Plenty of walking bush tracks to choose from through the conservation reserve. Basically, a Top Spot! On approach, nestled to the centre of the property the dwelling has a patio to the front with a view to established gum and pepper trees which make a shady retreat for the summer months. A carport to the left with a caravan (spare room for the guests) Fenced and gated. Internally an open plan living area with raked ceilings, insulated, a wood heater and split system air conditioner. The kitchen is equipped with ample storage and bench space, the cooking arrangement and hot water system is electric. Down the hallway are 3 spacious bedrooms, Two masters with ceiling fans and a bunk room. Two double door linen cupboards, a separate bathroom with a shower and large vanity and separate WC. The laundry has access to the rear yard. The rear yard has a sheltered patio area, garden shed for storage, larger shed for the toys and to the side is an outdoor shower. There is a bore and auto reticulation. This property is in the perfect location for residing or holidays, inspection is via appointment only.