

43 Comito Bend, Alkimos, WA 6038



Sold House

Friday, 1 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 299 m²

Type: House

\$500,000

This gorgeous property is perfectly located across from a park in Shorehaven Estate on the coastal side of Marmion Ave. It is within close proximity of the Shorehaven Primary School and you are not far from Indian Ocean and the renowned Oceans 27 Bar & Restaurant. The freeway has just been extended to Alkimos and the train station is currently being constructed (Proposed 2024 opening). There is a tenancy in place at \$495 a week until January 2024 (rent appraisal is \$550 a week). As you can see from the photos the tenants are amazing!. It ticks all the investment boxes, with a great rent return, new transport infrastructure being built, great tenants in place and a parkside, coastal location. And we have not even mentioned the gorgeous house yet!. With a beautiful front elevation you are welcomed on to the property through a mediterranean inspired front garden with wooden decking and a grassed area. From the front of the property you enjoy a vista over a large landscaped park with playgrounds. The main focal point of the home is the open plan kitchen, dining and living space. The chefs kitchen features an island benchtop and breakfast bar with designer pendant lighting above it. Other features are 900mm stainless steel oven, cooktop and rangehood, subway tiling, stainless steel dishwasher, fridge/freezer recess and a large walk in pantry. The dining area to the side of the kitchen has sliding door access to the outside, perfect for letting the sea breeze in to the house in summer. The spacious living area flows out to the under cover alfresco and the lawned and decked back garden with raised garden beds. Quality exposed aggregate is a feature of the alfresco and to the side of the property. Back inside you have a 2nd living space/home office at the front of the home. It has built in shelves and a desktop. A great place to work from or relax in. The spacious well appointed master suite includes an ensuite with shower, vanity and toilet as well as a walk in wardrobe. The other 2 bedrooms are a great size with double sliding wardrobes. Adjacent is the family bathroom with bath, shower and vanity and there is also a separate toilet. The laundry with a double sliding door linen cupboard flows through to the double garage located at the rear of the property. Some of the features of this amazing property are:- Ducted reverse cycle air conditioning.- Skirting boards.- Exposed aggregate and timber decking to the outside.- Reticulation.- Stone benchtops to the kitchen,- Designer light fittings.- Quality flooring and window treatments. Plus so much more!. If you are not here to view in person you can walk through the home via a virtual tour, at the link below. <https://asset-reports.captur3d.io/view/the-agency-c97e3326-91dc-4eac-ad9d-406f703031aa/43-comito-bend-a-alkimos-wa-6038-australia> Contact Steve Kelly on 0426 047 394 for further information on this gorgeous property. Disclaimer: This information is provided for general information 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.