

44 Dalton Way, Molloy Island, WA 6290



House For Sale

Thursday, 4 April 2024

44 Dalton Way, Molloy Island, WA 6290

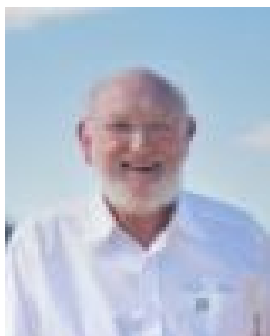
Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1641 m2

Type: House



Alf Fandry
0897580300

from \$895,000

Here is a rare opportunity to secure a modern, beautifully maintained home with its own private jetty on a private island with exceptional lifestyle features. The home has fabulous water views up "The Marina" and out to the Hardy Inlet where there's an abundance of water birds and absolutely loads of fish, including dolphins that cruise up and down the inlet. Whether you are looking for a permanent home or holiday home this suits all uses. The home is designed to maximize the water views and use of the gently sloping block by providing undercroft parking as well as storage and a cellar. Above the undercroft is the main level of the home which includes a spacious open plan living dining kitchen all with great views and direct access to a large alfresco deck overlooking your boat at the jetty. Also on this level is the main bedroom ensuited to the main bathroom, a second generous bedroom with direct access to the second bathroom off the laundry. On the upper level there's an open plan living and study area, 2 good sized bedrooms and a powder room with toilet and basin. Other improvements include a Colorbond garage/workshop, garden shed, gravel driveway/pathways, neat natural landscaping and a veggie growing area. Some of the numerous features of the property include:

- Solar PVA panels
- R/C A/C to main living area and upper living area
- Solid fuel heating
- Extendable awnings for sun control
- Easy care timber grain flooring to both living areas
- Double blinds with see through and block outs

You need to view the property to appreciate what's on offer as this home ticks all the boxes. Call me now to make an appointment for a private viewing. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628