

44 Heron Loop, Nickol, WA 6714



House For Sale

Thursday, 9 May 2024

44 Heron Loop, Nickol, WA 6714

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 640 m2

Type: House



Anna Guillester
0428620894

Set Date Sale, offers closing at 3pm on 24 May.

SET DATE SALE, offers closing at 3pm on 24 May unless sold prior. What to love? Nestled in the sought-after suburb of Nickol West and close to the Tambrey Primary School, Daycare, shopping hub and Leisureplex, 44 Heron Loop awaits its new owner with open arms. This impeccably crafted residence, built in 2009, exudes elegance and functionality, making it a perfect fit for those seeking executive-style living. Spanning across a generous 640m² block, this 4-bedroom, 2-bathroom abode boasts a spacious 185m² of living space. As you step inside, you'll be greeted by a seamless fusion of modern design and practicality. The heart of the home lies in its open-plan kitchen, dining, and living area, adorned with gleaming tiles and bathed in natural light from multiple windows and the ranch sliders which allow access to the outdoors. With a breakfast bar that effortlessly integrates the chef into family gatherings, and abundant storage and bench space, cooking here is a delight. Equipped with top-of-the-line appliances including a built-in oven, ceramic cooktop, stainless steel dishwasher and more, culinary adventures await. For moments of relaxation, retreat to the separate media room/lounge, providing the perfect ambiance for unwinding after a long day. The master suite is a palatial sanctuary of comfort, boasting a walk-in wardrobe and a luxurious ensuite featuring twin basins nestled in a double vanity unit, along with a rejuvenating shower. Three more sizeable bedrooms offer versatility, ready to accommodate family members or be transformed into a home office or gym to suit your lifestyle. These bedrooms are serviced by a well-appointed family bathroom with its own twin vanity and shower. Outside, the covered alfresco area beckons for casual dining and entertainment, complete with a cooling fan for those warm Karratha evenings. Overlooking the sparkling shaded in-ground pool, it's the ultimate spot to watch the kids play or simply unwind. With a double driveway, carport, and side access, parking is a breeze, whether it's for family vehicles, guests, or your beloved boat or caravan. Currently leased until 6 August 2024 at \$1650 per week, this property presents either a desirable home or a lucrative investment opportunity, with high demand for quality housing in the area. Don't miss your chance to call this stunning residence your own - seize the opportunity before it's gone! What to know? Block size: 640m² House size: 185m² Built: 2009 Water Rates: \$1,315.08 Council Rates: \$3500.00 approx Leased to 6 August 2024 at \$1650/week TO BE SOLD BY SET DATE SALE with offers closing at 3pm on 24 May Who to talk to? For more information about the property and the sales process, contact Anna Guillester on 0428 620 894.