

44 Singleton Beach Road, Singleton, WA 6175



Sold House

Thursday, 21 December 2023

44 Singleton Beach Road, Singleton, WA 6175

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 911 m2

Type: House



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\$685,000

If you are looking for a large home to house a growing family, this may be the one you have been looking for! Located in the popular beachside suburb of Singleton, north of Mandurah, this amazing property has a whole host wonderful features that will enhance your lifestyle. This gorgeous home is 185m² with extensive outdoor living spaces and a below ground pool, and is located within walking distance to beautiful Singleton beaches. It is situated on a large 911 square meter block with lovely garden areas at the rear and side, as well as plenty of room for parking – including a hardstand area for the caravan! Comprising of 4 good size bedrooms and 2 bathrooms, this well-maintained home features a beautiful kitchen overlooking an open plan living and dining area, and flowing through to rear gardens, patio and pool. The kitchen features gorgeous Caesarstone benchtops, a 900 ml stainless steel oven, cooktop and rangehood and dishwasher. There are large living and dining areas both internally and externally – perfect for entertaining! Both bathrooms have been renovated with beautiful fittings and featuring floor to ceiling tiling. The home is cooled by both evaporative and reverse cycle split air conditioning systems, keeping you and your family and guests toasty warm in winter and cool in our beautiful summers. Of course, you can also choose to cool off in the family size pool, or watch the children enjoy the water whilst you relax with a wine or beer at your bar or one of the range of lovely covered outdoor seating areas. This home is packed full of desirable features!! Just some of these include:

- 4 bedrooms, 2 bathrooms
- Ducted evaporative and 2 x Reverse cycle air conditioning split systems
- Caesarstone benchtops in kitchen
- 900 ml stainless steel oven, cooktop and rangehood
- Dishwasher
- LED Downlights throughout the living area
- Separated living areas
- Build in wardrobes to the 3 minor bedrooms
- Master bedroom with walk in robe and ensuite
- Lovely décor throughout
- Floor to ceiling tiling in bathrooms and laundry
- Sparkling below ground pool
- Extensive outside living areas
- Gardens feature manual reticulation
- Raised vegetable garden beds
- Outdoor dining area adjacent to large play area with artificial turf
- Powered workshop
- Double garage
- Lovely flooring throughout
- Solar panels – 20 panels, approximately 5 KW
- Stainless steel gas cooktop and electric oven and rangehood
- Instant gas HWS

Approximate Outgoings Include:

- Council rates: \$2042 per annum
- Water rates: \$1011 per annum

This home has so much to offer! Viewing is a must and the location and potential will exceed your expectations. Wonderful properties like this one do not come to the market very often. Just think of the lifestyle that could be yours if this was to be your new home! Beautiful location, fanned by Indian Ocean breezes, large home with fabulous fittings and extensive living areas indoor and out, plenty of parking and your own sparkling pool! What are you waiting for? Secure this opportunity by calling Michele Emmerson-Law on 0438 598 984 to make a time for your exclusive viewing. Michele Emmerson-Law 0438 598 984

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