

**45 Conus Way, Sunset Beach, WA 6530**

THE AGENCY

**Sold House**

Thursday, 15 February 2024

45 Conus Way, Sunset Beach, WA 6530

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 802 m2**

**Type: House**



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**\$420,000**

**NOW UNDER OFFER** Seize the opportunity to call 45 Conus Way home, a property that encapsulates the essence of a dream coastal lifestyle. Beyond its impeccably renovated 3-bedroom, 1-bathroom layout lies a modern haven with a gorgeous kitchen, spacious living areas, and an inviting alfresco space overlooking a generous backyard. Sunset Beach offers a lifestyle that encourages outdoor exploration and relaxation. The coastal charm of Sunset Beach, coupled with its close-knit community, makes it an ideal destination for those seeking a harmonious balance between coastal living and urban amenities.

**THINGS YOU SHOULD KNOW** The heart of this home is the fully renovated kitchen, contemporary in design. With ample storage and great appliances, it's a culinary haven for the home chef. The open-plan living and dining area is bathed in natural light, creating a welcoming space for relaxation and entertainment. A three bedroom one bathroom home in design, which has been renovated in recent years to allow 45 Conus Way to move with the times. You are encouraged to browse the photos to better understand the bedroom space and bathroom layout. Step outside and discover your own private oasis. The paved undercover alfresco area beckons for al fresco dining and lazy afternoons in the fresh air. The expansive backyard, framed by meticulously maintained lawns and vibrant gardens, provides a perfect backdrop for outdoor activities and family fun. Practicality meets versatility with a rainwater tank for sustainable living and a powered shed with rear access. This additional space offers endless possibilities – a workshop for the hobbyist, a secure storage area, or even a home gym. Quality construction of brick and tile ensures durability and low maintenance. The generous 802m<sup>2</sup> land holding provides ample space for recreational activities, gardening, or future expansions. Enjoy year-round comfort with the split-system air conditioning in the main living room. With solar system on the roof you are treated to lower power bills and a more eco friendly residence. Enhancing the appeal is the secure gating, providing an extra layer of safety and privacy. This feature, combined with the spacious layout, makes this property an ideal choice for a growing family or those who cherish a secure and welcoming environment.

**INTERESTED?** Please contact Joel Winkley on 0417 977 593 or email [joelw@theagency.com.au](mailto:joelw@theagency.com.au) to book all viewings and to make all offers today, we look forward to being of assistance to you in making this property your own :)

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