

**45 Elswick Street, Safety Bay, WA 6169**

*Elders*

**House For Sale**

Monday, 22 April 2024

45 Elswick Street, Safety Bay, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tony Ansara  
0895914999

## End Date Sale

Charming 3x1 Situated in the Beautiful Coastal Location of Safety Bay! Set amongst other quality properties and set on a generous 684sqm\* block, this well-established residence offers comfortable accommodation for a growing family and is situated only metres to the vibrant beaches of Warnbro Sound. Features include three good sized bedrooms, family bathroom, well-appointed kitchen with ample storage, dining area, spacious living room and has been freshly painted throughout. Outside features include an enclosed patio, perfect for year-round entertaining, large backyard, powered workshop, water tank, reticulated lawns and gardens, side gate access and single car garage for secure parking. Additional features include ceiling fans, ducted evaporative air-conditioning, front security screen door and a roller shutter on the back window. This property must be seen to be appreciated! Ideally located within a short distance of shopping facilities, schooling, public transport, beautiful parklands and the pristine beaches of Safety Bay. Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available.

**Property Features**  
Year built 1977 Lot size 684m<sup>2</sup>\* Front security screen door 3 Good sized bedrooms Modernised bathroom Well-appointed kitchen with ample storage Dining area Family living room Freshly painted Ducted evaporative air-conditioning Ceiling fans Roller shutter on back window Enclosed patio area Powered workshop Water tank Bore reticulated lawns and gardens Spacious backyard Gated side access Single car garage

**Location Features**  
Gumnut Reserve 160m\* Nettleton Way Reserve 350m\* Nearest Bus Stop (June Road After Elswick St) 500m\* Safety Bay Foreshore 1km\* Local shops (Butcher, Baker, IGA, Cafe, Fish and Chips, Health Food Store 2.2km\* Stargate Shopping Centre - Waikiki 2.2km\* Rockingham Centre 3.4km\* Rockingham Train Station 4.4km\* Perth 56.5km\* Schools Safety Bay Primary 2.2km\* Bungaree Primary School 3.5km\* Charthouse Primary School 3km\* Cooloongup Primary School 3.6km\* Safety Bay Senior High School 1.5km\* Rockingham Senior High School 4.2km\* Warnbro Community High School 6.3km\* Star of the Sea Catholic Primary School 3.6km\* Kolbe Catholic College 5.6km\*

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