

**45 Orestes Street, San Remo, WA 6210**

Mandurah

**Sold House**

Saturday, 13 April 2024

45 Orestes Street, San Remo, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 829 m2**

**Type: House**



Alison Hobbs  
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## Contact agent

Seldom do these highly sought after properties come to the market in this tightly held suburb of San Remo. Offering 180 degree views of the sparkling ocean and in minutes you will be at Tides café for your morning coffee before a swim or walk on the beach! There is plenty of room for parking with the double garage having roller door access to the back paved area and also extra parking out the front for the boat and visitors. The entire downstairs area is tiled for easy maintenance, perfect if you are looking for a holiday home. As you enter inside there is a lovely open living area to relax and unwind with access to the huge pitched patio/entertaining area at the rear. This could be used as a games room for the kids to enjoy or a 2nd lounge area. The three minor bedrooms all have built-in robes are located on this level and share a bathroom with bath, single vanity and shower. There is a separate WC and laundry with outdoor access. As you head upstairs you will be impressed by the Cedar-lined high vaulted ceilings and breathtaking views. All rooms access the full-length balcony where you will spend most of your time, especially as there are café blinds so it can be enjoyed all year round. The full height glass windows and doors in the main living area provide plenty natural light which gives the home a lovely feel. The lounge and dining areas are large allowing for plenty of space for family gatherings. Prepare meals from the kitchen while admiring the views. The kitchen is fully equipped with gas cooktop, electric oven, rangehood, corner pantry, microwave recess, double fridge recess, utility cupboard and heaps of bench space. The master suite has split system A/C, his and her walk-in robes and a modern ensuite with double vanities and shower and balcony access. The backyard is a massive 829 sqm block with a 3x3m shed at the back, it has a beautiful grassed area and plenty of room to add a pool if desired. Other features include: Security alarm - monitoring capability Instantaneous electric hot water system Auto reticulation off the bore 314sqm total under main roof including patio and garage Front verandah with ocean views Under stair storage Double lock up garage with shoppers' entry Only meters from Eros Reserve, a popular area for the locals to gather with beach volleyball and basketball courts, playgrounds, Surf Life Saving Club and Tides Café. Close to Meadow Springs Shopping Centre, Country Club and schools and easy access to the Freeway. For more information call Alison Hobbs or come to the first home open on Sunday at 11am. Don't delay, this property won't last long! This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.