

45 Sovereign Drive, Two Rocks, WA 6037

House For Sale

Saturday, 2 March 2024



45 Sovereign Drive, Two Rocks, WA 6037

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 802 m2

Type: House



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NEGOTIABLE FROM \$1.2MIL

THE ULTIMATE OCEANFRONT LIFESTYLE! - DON'T MISS THIS OPPORTUNITY TO BE CENTRE STAGE IN THE YACHTING VILLAGE OF TWO ROCKS! This stunning oceanfront two-storey property offers breathtaking views of the sparkling waters and dreamy sunsets of the highly sought after "Yachting Village" community! The main floor features a spacious living room with large windows that frame the ocean scenery, separate theatre and gourmet kitchen with brand new dishwasher, split air-conditioner installed, and a dining area perfect for entertaining guests. Upstairs, you'll find an enormous master bedroom with ensuite with a full length private balcony overlooking the ocean, as well as an additional study and lounge area. Outside, the property boasts a beautifully landscaped yard, a private patio for outdoor entertaining, and direct access to the beach. Grab your caravan, boat and toys - store them away in garage, with one of the garages providing drive-thru access to the backyard with excess parking to the rear of the property. With its prime location and exquisite amenities, this scenic home is the perfect place to enjoy the ultimate coastal lifestyle!

PROPERTY FEATURES:

- 802sqm block, 251sqm internal | 4 bedrooms, 2 bathrooms property
- Built in 1999 Richard Gill Homes
- Gorgeous double door entry to foyer with french doors to living and theatre rooms
- Master bedroom with WIR, ensuite with double basins
- Upstairs lounge to the master bedroom with a brand new split air-conditioning to be installed PLUS study or nursery
- Large oceanfront balcony to watch the sunsets
- Bedrooms 2, 3 and 4 all located ground floor with BIR
- Convenience and ease with ducted vacuuming
- Kitchen - with ocean views! Brand new dishwasher and cabinetry galore
- Dining and living area with brand new split air-conditioning to be installed
- 900mm Upright cooker
- Enormous back patio for entertaining
- Laundry with plenty of storage
- Triple remote garage with one garage drive-thru access to the backyard
- Gated side access with more parking for your caravan or boat!
- Reticulation
- Garden shed

LOCATION FEATURES:

- 1 minute walk to the beach
- Few minutes walk your local IGA, restaurants, medical centre, pharmacy, café, fitness centre, and tavern
- Shamrock park down the street for the kids with surrounding bushlands
- 5 minute drive to local schools
- Exciting developments such as the Yanchep Train Station & Mitchell Freeway underway with the newly opened freeway entrance now open at Alkimos providing access to Perth CBD within approximately 45 minutes.

Don't miss the opportunity to own this quintessential coastal property where the beach is just a walk away. Phone me today! 0421 951 088

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