

**47 Fourth Avenue, Shoalwater, WA 6169**



**Sold House**

Wednesday, 18 October 2023

47 Fourth Avenue, Shoalwater, WA 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



Shaun Groves  
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**\$925,000**

Welcome to 47 Fourth Ave, Shoalwater. This captivating modern home offers not only contemporary elegance but also a unique perspective. With its commanding views over the Shoalwater Oval, the seller fondly refers to it as his "members suite" at the MCG. Spanning two levels, this impressive home affords you modern comfort and convenience like no other. Downstairs you will find multiple living spaces, modern kitchen, master bedroom and second bedroom, but masterful planning has created a separate living space upstairs with a lounge, two bedrooms, shared bathroom, and views over the oval. This standout unique home offers the flexibility most families desire. You will want to curl up on the couch and never leave. Features Include:-- Multiple living areas- Modern kitchen with stone tops and 90cm\* gas cooktop (SMEG)- Offset dining area- 4 generous bedrooms- Master features his & hers walk in robes- 2 large bathrooms (both have bath and shower)- separate w/c- Central air conditioning (Daikin climate control)- High ceilings (30 course living area\*) Outside Features:-- alfresco - additional separate deck area - Side access (space for caravan)- small shed - solar- retic Location:-- 10m\* to Shoalwater Oval (Google Maps) - 400m\* to the beach (Google Maps) - 1.4km\* to Shoalwater Islands Marine Park (Google Maps) - 2km\* to Point Peron (Google Maps) Call Shaun Groves on 0414 461 976 or email [shaun.groves@elders.com.au](mailto:shaun.groves@elders.com.au) for more information. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. \*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.