

**47B Lewis Drive, Nickol, WA 6714**



**House For Sale**

Wednesday, 13 March 2024

47B Lewis Drive, Nickol, WA 6714

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 617 m2**

**Type: House**



Jordan James

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## Set Date Sale Offers Close 26th March 4pm

To be sold by SET DATE SALE, with offers closing at 4pm on 26 March. What to love? This spacious 4 bedroomed brick family home is perfectly situated on a quiet rear section in Nickol, so close to the Tambrey Primary School and daycare and a hop, skip and a jump from the Good Grocer and Leisureplex. Pack up the kids and move right in, or purchase as an investment property! The lounge, with its amber tiling enhanced by natural light streaming in, has room for everyone - no space issues here! The living area features pitched ceilings, giving it an architecturally designed feel and sense of grandeur. Go on through to the kitchen and you'll find excellent cupboard storage and worktops in the timber cabinetry. There's a dedicated space for a dishwasher, with near-new stainless steel rangehood, oven and ceramic cooktop. The convenient layout makes it a dream to work in while still engaging with the rest of the family. Each of the four bedrooms is generously sized and equipped with built-in wardrobes, carpeting, air conditioners, and ceiling fans, while the master bedroom boasts a walk-in wardrobe and great-sized ensuite. There's a full-service family bathroom and the extremely functional laundry comes complete with an expanse of benchtop - with outside access to the cleverly concealed clothesline, the design couldn't be more practical! Externally, the shaded patio, surrounded by green turf and mature palms, provides plenty of room for the kids' toys, or simply a restful retreat within a truly low maintenance garden. The double carport is ideal for sheltering vehicles from the burning Karratha sunshine and there's more than enough room for visitor parking as well. Complemented by the potential space for a pool, rear gate access and room for the boat, what's not to love? What to know? Block size: 617m<sup>2</sup> House size: 140m<sup>2</sup> Built: 1999 Council rates: \$2900 (approx.) Water rates: \$1096.26 Current lease expires 30 March, 2024 Currently leased at \$1050 per week SET DATE SALE, offers close at 4pm on 26 March Who to talk to? For more information about the property and the sales process, contact Jordan James on 0458 193 869.