

5 Learmonth Street, Exmouth, WA 6707



Sold House

Wednesday, 6 September 2023

5 Learmonth Street, Exmouth, WA 6707

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 1090 m2

Type: House

\$1,200,000

5 Learmonth Street Exmouth offers the ideal opportunity for the ultimate Exmouth lifestyle or a stable double income. Located in the heart of the town center, this property is uniquely positioned to offer a range of possibilities to the savvy investor or someone looking for the perfect Exmouth getaway. The original 3-bedroom 1-bathroom Norwester at the front of the lot presents in immaculate condition and is currently used as a holiday home with a long history of stable income and can be sold fully furnished with excellent holiday ratings and future bookings. The classic elevated Exmouth home features an open plan living area, a renovated kitchen, 1.5 bathrooms, split system air-conditioners, an undercover outdoor barbeque area, an outdoor shower surrounded by stunning lush landscaped gardens filled with vibrant tropical plants. To the rear of the property the owners have recently built a spacious private retreat that makes the perfect lock up and leave or offers the opportunity for a second income. Built in 2011, the 2 bedroom, 1 bathroom home offers clever use of space and colours, creative landscaping and unique touches making it truly one of a kind. With fans and air-conditioners throughout, polished concrete floors, solar hot water and standby electric power source, the home is well designed and set-up for the Exmouth climate. Step through the glass sliding doors and you'll be welcomed into the spacious open plan living area with adjoining kitchen featuring an island bench, gas cooktop and an electric oven. The spacious and very private undercover veranda overlooks the resort-style gardens and is a wonderful space for enjoying your meals and entertaining friends. Tucked around the corner is another sitting area, an outdoor bathroom oasis, a separate outdoor shower decorated in bright mosaic tiles and the outdoor laundry constructed within the old cyclone shelter. The private access to the rear property offers plenty of parking space and a large powered 8m x 6m shed with high clearance of 3.6m so you lock up and leave your car and boat ready for your next visit. Both houses have solar hot water systems and separate access concrete driveways. The reticulated gardens and lawns are set-up with two 2,200 L rainwater tanks, and there's well maintained veggie beds and plants that thrive in the Norwest extremes. The 1,090 sqm lot is zoned commercial/mixed use offering a broad range of possibilities for running a business and living a comfortable life right in the middle of Exmouth. To view these truly unique properties, contact Mark Lucas on 0439 494 481.