

50 Hayeswater Circuit, Waikiki, WA 6169

Harcourts

Sold House

Monday, 14 August 2023

50 Hayeswater Circuit, Waikiki, WA 6169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 555 m²

Type: House

\$570,000

It is my absolute pleasure to introduce 50 Hayeswater Circuit to the market. Situated on a very manageable 554m² block overlooking the lovely Hayeswater Reserve with large shade trees, open lawned areas and a children's playground. This '1 Owner Only' home is just 12 years young and has clearly been well loved - perfectly maintained, the home presents in an 'As New' condition and is 'Move in Ready'. The home boasts 4 bedrooms, all with generous wardrobe storage, 2 bathrooms, separate lounge, expansive family living, dining and games areas. This area is open plan to the kitchen which is at the very heart of the home. Large windows emit streams of natural light creating a light, bright and airy ambiance throughout. The family area opens to the paved alfresco and outdoor living area enabling an easy indoor - outdoor flow. The back garden is very low maintenance and presents several possibilities. There is possible side access to the rear from the side which would provide access to a future powered workshop or a hardstand to securely store a boat or van. Alternatively, there is plenty room for children's play equipment and perhaps a pool and Bali hut. The choice is yours. With an impressive list of Bonus Extras already in place and with no extra investment needed, 50 Hayeswater Circuit represents an affordable entry point property for the 'First Home Buyer' or alternatively, would represent a prudent addition to any investment portfolio. (A current rental appraisal is available on request.)

Bonus Features:

- Solar Panels - 5kW Inverter (23 panels = 6.5kW) = huge savings.
- Fresh Paint to Living and Kitchen
- New Carpet to Lounge
- Extra Double Power Points Throughout
- Bore + Reticulation (2hp motor)
- Motion Sensor Security Lights to Front Entrance + Garage

Features of the Home:

- Entry from front veranda through security door.
- Lounge - overlooks the front veranda and gardens with views to the beautiful Hayeswater Reserve beyond. This lovely room features plantation shutters and TV and Fox Tel points.
- Dining, Family + Games - are all open plan to the kitchen and overlook the side garden and opens to the alfresco and outdoor entertainment area to the rear. This light and bright area also features a shoppers entrance from the garage, RC Split air conditioner, gas bayonet and TV point.
- Kitchen - is situated in the very heart of the home and features stainless appliances - electric fan forced wall oven and 4 burner gas hob, pantry, fridge recess, plumbed dishwasher recess and ample cabinetry and bench space.
- Master Bedroom - overlooks the front garden with views to the Hayeswater Reserve. This well proportioned room features a parents retreat, plantation shutters, a RC Split air conditioner, walk in robe and TV + Fox Tel points.
- Ensuite - with shower, vanity and WC.
- Bedrooms 2, 3 + 4 - are placed at the rear of the home in the family wing. They all feature double mirrored robes and ample power points.
- Family Bathroom - with separate shower, bath and vanity with storage.
- Laundry - with a linen + appliance cupboard and separate WC.

Outdoor Features:

- Double Garage with auto sectional door, drive through access to the rear with roll a door and a shoppers entrance with security door to the living area.
- Parking - room for off street parking for up to 4 vehicles and limited public roadside parking.
- Alfresco - is paved and includes café blind.
- Gardens - are very easy care and watered by the bore and reticulation.
- Front - is lawned with border gardens and mature shrubs.
- Rear - features paving to both sides of the home and plenty of lawn for children and pets to play securely. There is also room for a future Powered Workshop or Pool.
- Side Access - double gate side access is possible allowing access to a future Workshop.

Locations:

50 Hayeswater Circuit is centrally and very conveniently situated within only minutes of all the most frequented local services and amenities and attractions.

- My World Child Care - 3 minute drive
- Chuckles Childcare + Early Learning - 4 minute drive
- Goodstart Early Learning - 3 minute drive
- Waikiki Primary School - 2 minute drive
- Charthouse Primary School - 4 minute drive
- South Coast Baptist College - (pre Kindy - yr 12) - 3 minute drive
- Living Waters College - (pre kindy - yr 12) - 5 minute drive
- Warnbro Senior High School - 5 minute drive
- Waikiki Village Shopping Centre - 4 minute drive
- Neighbourhood Shops + IGA - 5 minute drive
- Waikiki Foreshore Reserve - 5 minute drive
- Waikiki Private Hospital - 3 minute drive
- Harrington Waters Lake Reserve - 3 minute drive
- Aqua Jetty - 5 minute drive
- Warnbro Bowling Club - 4 minute drive
- Warnbro Train Station - 4 minute drive

Clearly, with its convenient and central location, its 'As New' presentation and high level of maintenance - not forgetting the Bonus Extras, 50 Hayeswater Circuit will create a lot of interest in the marketplace. To avoid disappointment, put it at the top of your 'Must See' list and be first to visit the Home Open so you don't miss your opportunity to '50 Hayeswater Your Own'. You are always welcome to contact "Peter Padovan - 0414 985 256" if you would like further information regarding this property.