

**53 Ayrton Street, Dawesville, WA 6211**

**Realmark**

**Sold House**

Thursday, 12 October 2023

53 Ayrton Street, Dawesville, WA 6211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1032 m2**

**Type: House**



Paul Simeone  
0895374444

**\$600,000**

SET DATE SALE: All offers are to be presented by 4pm Wednesday 25th October 2023. The seller reserves the right to accept an offer prior to the close of the set date sale.

Price Guide – Offers from \$569,000

What to Love Perfectly located in "Old Melros", one of the most serenely popular beachside enclaves South of Mandurah with elevated views over Melros Reserve and only 300 meters from the clear turquoise waters of the Indian Ocean, this 3 x 1 double brick beach house on a huge 1032sqm block is an absolute box ticker no matter which angle you look at it! The area is renowned for its pristine golden sand beaches, fabulous surf, boating and fishing activities with Port Bouvard Marina, Yalgorup National Park, Tim's Thicket Camping, White Hills Rd 4-wheel driving, The Cut Golf Course & Cut Tavern, New Coles Shopping Precinct, and the protected waters of the estuary all at your fingertips. The area is fast evolving into a highly sought-after destination, especially when it comes to families wanting not just a quiet weekend getaway but a more permanent place of residence. Spend quality time by the beach with your family and friends this Summer with a perfect golden sand beach just 2 minutes' walk from your front door. You'll wake up to waves crashing in the background with the sounds of cockatoos flying overhead and watching kangaroos frolicking in the park as close as you can get to real nature from your perfect Beach House!

What to Know This classic Melros beach house is solidly built with towering high ceilings, large bedroom sizes and an open plan living kitchen/dining/family layout. There is a large garage to the side of the property and a good-sized workshop at the rear of the property beyond the entertaining area. There are brand new roller shutters, a brand new Solar Hot water system and new solar panels making it energy efficient. Perhaps one of the best features of this property is the potential to subdivide it into two separate lots creating a separate street front title of approximately 468sqm whilst retaining the existing home (subject to W.A.P.C. approval). Deep sewerage is available to the rear boundary. More key features; \*Gorgeous views overlooking the Kangaroo Park with no neighbours opposite. \*Stroll to a stunning swimming beach in 2 minutes (approx. 300m from your front door). \*1032sqm block with deep sewerage available running along the rear neighbour's fence line. \*Massive side access for parking vehicles, boats, caravans and water sports equipment. \*Zoned R12.5/20 (minimum of 350sqm and Average of 450sqm per dwelling). \*Solidly built home double brick with Colourbond roof. \*2 x new Panasonic split system air-conditioning systems and fans for Summer plus Slow combustion wood fire for Winter. \*Brand new Solar Hot Water System and new Solar Panels. \*Brand new hybrid flooring throughout. \*Tandem Garage/Rear workshop. \*Perfect Investment, Air B & B or Owner Occupy. \*Council rates \$1800 approx. \*Water rates \$275 approx. These types of properties on large blocks in "Old Melros" rarely become available to purchase. Hesitate and you will miss out!! Who to talk to Paul Simeone | 0409 298 987 | psimeone@realmark.com.au