

**55 Blue Gum Crescent, Gabbadah, WA 6041**



**House For Sale**

Thursday, 11 April 2024

55 Blue Gum Crescent, Gabbadah, WA 6041

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Tracy Kriwopischin

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## Offers Over \$599,000 UNDER OFFER

Welcome to this 4bedroom 2bathroom brick and tile family home set on a mainly cleared flat 5 acres with mature trees, located in Redfield Park Estate. Year round comfort with ducted reverse cycle air conditioning, renovated kitchen and huge 12mx6m shed with 3 phase power. This is a fantastic opportunity to give your family the chance of a rural lifestyle with all the Moore River Region has to offer with the Beach and River located only 10 minutes away but still only 30 minutes from Yanchep Shopping Precinct which has recently gone through upgrades and extensions and the fast approaching Yanchep Train Station. The government offers free bus services to many schools in the Northern suburbs making school pick up and drop off a breeze! FEATURES INCLUDE- Solid brick and tile home built in 1999- Ducted reverse cycle air conditioning throughout- Entrance leading into separate Lounge room with timber laminate flooring- Open plan Kitchen, Family, Meals area with timber laminate flooring- Kitchen was renovated approx 6 years ago with shoppers entrance from carport, stone bench tops with 900ml stainless steel appliances, double fridge recess, dishwasher, built in pantry and loads of storage.- Master bedroom with carpets and walk in robe with gun safe that is registered with the police if needed- Ensuite with Shower, toilet and vanity- Bedrooms 2,3, and 4 are all singles and are all carpeted- Main bathroom with shower, bath and vanity- Separate toilet- Laundry- Reticulation off the bore with approx 5 stations on manual retic on tap timers. Bore replaced in 2023 with a new pump- Solar Hot Water system with electric booster - just serviced and anode replaced- Double carport- Huge powered 12x6m shed with 3 phase power and water- 3 small garden sheds that are not council approved- 3 water tanks approx 26,000litre. 2 are filled off rainwater and 1 is filled off the bore- Fruit Trees such as orange, lemon, fig, mandarin Be quick to get a viewing to this property because if you have been following the market in this area you will know that homes are flying out the door - contact me on 0419 998 306 for a private viewing