

**58B Sandpiper Avenue, Djugun, WA 6725**



**Sold Unit**

Friday, 27 October 2023

58B Sandpiper Avenue, Djugun, WA 6725

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 345 m2**

**Type: Unit**



Giles Tipping  
0891922122



Cameron Loersch  
0891922122

**\$540,000**

Welcome to 58B Sandpiper Avenue, a stunning 2-bedroom, 2-bathroom villa, located within a premium pocket of the highly desirable Roebuck Estate (Djugun). The property offers the perfect balance of modern design and relaxed, low maintenance living that is ideal for busy professionals, downsizers, lock and leave buyers and savvy investors. Built in 2010 by Australian Eco Constructions, the property presents extremely well and boasts contemporary interiors with stunning high grade vinyl plank flooring, a clean paint palette on the walls, and Daikin split system air conditioning throughout, this home is sure to impress. Both bedrooms are of a generous size and feature built in mirrored robes. The master boasts a sparkling ensuite with contemporary tapware, stone vanity top and glass table top sink. The open plan kitchen is spacious, luxurious and boasts features to impress the most ardent of chefs and entertainers. Elegant white cabinetry, stone benchtops, Freestanding 900mm stainless oven and gas stove, stylish glass splashback. The list goes on! The living and dining space offers plenty of room to spread out in comfort and opens up to the tiled alfresco area, which is secluded amongst the mature yet low maintenance tropical gardens. The back yard is framed by stunning bamboo fencing that creates a private and relaxing area to entertain family and friends. Perhaps the cherry on top is the luxurious spa, complete with new pump and which offers the perfect place to cool off amongst the serenity of the tropical gardens. For added convenience, the property also includes a large lockable storage room, and a handy laundry making it the perfect space for those looking to downsize. Off-street parking is available with a single carport plus car bay providing room for 2 vehicles. Set in a quiet complex of just 4 villas and with a magnificent Boab tree as the centrepiece, the location is excellent with Chinatown just a short drive or bike ride away. Cable Beach and the tourist precinct is within 5 minutes' drive. This really is a fabulous investment or opportunity for couples, small families, downsizers and investors!. Do not miss this fantastic opportunity to secure a modern home in an unbeatable location. ESSENTIAL DETAILS:- Council Rates: \$2,800 approximately per annum - Water Rates: \$1,525.15 approximately per annum - Land Area: 345 sqm - Year Built: 2011 For further property details or to arrange a private inspection please contact Giles Tipping and Cameron Loersch on 0499 322 120 or email [cameron.loersch@raywhite.com](mailto:cameron.loersch@raywhite.com).