

**6 Dalmatio Street, Bilingurr, WA 6725**



**Sold House**

Friday, 27 October 2023

6 Dalmatio Street, Bilingurr, WA 6725

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 741 m2**

**Type: House**



Giles Tipping  
0891922122



Cameron Loersch  
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**\$730,000**

Offering everything the modern family could ever wish for, this well-presented family home will tick all of your boxes! Situated in a quiet street in the popular Broome North Estate, 6 Dalmatio Street is ready and waiting for you to call HOME! The functional and family friendly layout starts as soon as you enter the front door and into the separate living room, ideal for cosy nights in front of the TV, or as a retreat away from the hustle and bustle of family life. The main living, open plan kitchen and dining room is spacious and overlooks the alfresco area and gorgeous below ground pool. Throughout the home, earthy colour tones and quality timber-look floor tiling create a warm and inviting ambience that promotes rest and relaxation. High quality finishes are evident throughout and include stainless steel ceiling fans, modern Daikin air conditioning and three-quarter height tiling to the wet areas. Families who love to entertain will love the separation provided by the bedroom layout with a huge master suite to the rear and the three further bedrooms located to the front of the home and away from the entertaining areas. These minor bedrooms are serviced by the well-appointed family bathroom and laundry. Outside, this property really comes into its own! A fully covered alfresco area (please read below notice) and a stunning pool make this the perfect home for entertaining family and friends. The pool area is framed by mature tropical palms and an area of lush lawn provides space for kids and pets to play. If you love the Broome lifestyle and all it has to offer then you will love the options for vehicle parking and storage. Double gates provide side access with ample parking space for a large caravan or the largest of trailer boats. The lock up shed measures approximately 25m<sup>2</sup> and is ideal as a workshop or storage for a tinny or camper trailer. There's also a handy lockable store room to the front of the property. The location is extremely convenient with the popular Broome North Primary School within walking distance, as is the local service station and mini mart. Cable Beach and the tourist precinct - with its plethora of bars, eateries and amenities is a short drive or easy bike ride away. Chinatown and the airport is around 5 minutes' drive. Whilst the home is ready to move into at settlement, needless to say with Broome's red hot rental market the property would also make an excellent investment with the current market appraisal of \$1,250 - \$1,350 per week. **\*\*IMPORTANT NOTICE FOR BUYERS\*\*** The timber decking in the rear alfresco area and around the swimming pool is to be fully replaced with exposed aggregate concrete. Renovations may be taking place during the course of the marketing campaign. Buyer care and discretion is advised. Please consult the sales agent for more details. **ESSENTIAL DETAILS:** • Shire \$3,712.16 approx. pa • Water \$1,525.15 approx. pa • Year Built 2013 • Land Area 741 SQM 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).