

6 Nyola Place, Peppermint Grove Beach, WA 6271



Sold House

Tuesday, 3 October 2023

6 Nyola Place, Peppermint Grove Beach, WA 6271

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Area: 1004 m2

Type: House



Cindy Daw

0476268469

\$827,000

Architecturally designed eco passive Queenslander with sweeping wetland views for total privacy at the end of a quiet little cul-de-sac and all set at the river mouth end of Peppermint Grove Beach. Features you'll appreciate this Summer; Quality Build by AK Homes 6kw Solar panel system for energy credit Chef's kitchen with 2.9m long extended benchtop 900mm Electric Oven and 5 burner gas hotplate Overhead cupboards, rolling pot drawers and Double Door Pantry. Dishwasher & Plumbed fridge. Rainwater tap to kitchen with double active filtration under sink Open Plan Kitchen/Dining/Family with one long room to really bring the family together. Rc Aircon. Laminate Blackbutt tongue and groove flooring. Blinds & LED dimmer lights. High raked ceiling giving views across the wetland. Tinted top windows panels Stacker patio doors leading to the Verandah Deck being 13m x 2.8m with plenty of room for Entertaining Guests at dinner parties Master Bedroom with raked ceiling and sliding door access to the deck Barn door opens to the Spa Ensuite with pull out mixer tap, Walk in Shower with hidden grate, semi-floating vanity and seperate wc 2nd Bedroom has semi-ensuite with walk in shower, floating vanity and wc 3rd bedroom/office/bunkroom Insulation Batts to ceiling, walls and floor including garage Two sets of staircases. 14,000L Rainwater storage with filtration Double Garage 8m x 7m with 3m x 3m workspace, multi GPOs & 15amp welding outlet Tandem Triple Open Carport to tuck away the boat, van and jetski Lockable Storage Room with power & r/water and 2 extra open storage spaces, one partly enclosed which could be further developed for sleepout/games rooms Retaining walls to the garden, paving and easy-care gardens with reticulation. Pet friendly secure yard LPG Gas bottles and Instant Gas HWS 1004m² cul-de-sac battleaxe block Short walk over the way to the beach from here and the Burn's Cut surf break. Fish for salmon from the beach, or mulloway on the river mouth which cuts during winter, catch crays or some serious game fish from the outer reef. This property is ready for vacant possession so you can enjoy the next Summer or holiday let the home during the peak season Sept-Mar for extra income capacity. 6 Nyola Place will be For Sale with offers above \$799,000. This is a reluctant sale of a much loved retirement home and viewing will be arranged by appointment. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.