

# 62 Port Royal Drive, Safety Bay, WA 6169



## House For Sale

Tuesday, 7 May 2024

62 Port Royal Drive, Safety Bay, WA 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 716 m2**

**Type: House**



Hayley Tubbs  
0403569005

**From \$759,000**

\* AVAILABLE FOR VIEWING ON TUESDAY 14TH MAY 2024 \* Hayley from Chalk Property presents to the market, 62 Port Royal Drive, Safety Bay. Situated only a 3 minute drive to the beach, this large and elegant 4 bedroom, 2 bathroom home provides ample space for everyone with numerous living spaces inside and out. Warm and welcoming interiors reveal high ornate ceilings which has been beautifully designed and built, presenting modern luxury and easy-care, resort-style living. Features include: 4 bedrooms 2 bathrooms on 716m<sup>2</sup> of land. Open plan living and dining space with raked ceiling plus formal lounge and formal dining room/study. Central kitchen with large island, stone benchtops, built in pantry and feature lighting and splashback. Solar heated in-ground swimming pool & spa. Eco 3kw solar system and solar hot water. Powered workshop/shed. Double glazed windows to the front, timber-look vinyl flooring. Evaporative ducted a/c, 7kw split system A/C in main living, ceiling fans. Detailed description: Living zones comprise of a formal lounge and dining or open study zone, an open plan living, dining and magnificent kitchen with vast stone benchtops, top-of-the-range stainless steel cooking appliances, dishwasher, breakfast bar with under benchtop lighting, and plenty of bench space. For added convenience, there is also a kitchen extension on the dining room wall with matching stone benchtops, matching overhead cupboards and the same feature under cupboard lighting. Master bed is situated at the front of the home and features its own reverse cycle split system a/c unit, double glazed windows, plantation shutters, his and hers walk-in-robos and a large fully tiled ensuite with walk-in open shower, heated towel rail, wc and stylish double vanity unit. Also at the front of the property is the lounge room/entertainment room with double glazed windows and plantation shutters, and then a separate rear formal dining space which has potential as use as a study, also featuring double glazed windows. Bedrooms two, three and four are all double size, with ceiling fans, ducted evap a/c, white wooden venetian blinds, and have a combination of double mirrored sliding robes and a built-in-robe. These guest rooms have access to the second fully tiled and renovated bathroom, with bathtub, shower, and corner vanity. Outside sets the scene for a truly relaxed resort style of living with an inground solar heated swimming pool, a wood-fired pizza oven, 15 x 5m gabled roof patio and outdoor fans. The rear garden is large, spacious and low maintenance, with a lawned area great for the pets in the family, and a convenient powered workshop/shed. Further inclusions but not limited to: Double auto lock up garage Gas instantaneous hot water system Bore retic Skirting boards throughout & decorative cornices Add the proximity to the train station, shopping centre, 8 minutes to Rockingham Golf Course, beach, local schools, shops, restaurants and all Rockingham has to offer you've got something quite special. To experience it for yourself, contact Hayley on 0403 569 005 or Hayley.t@chalkproperty.com.au Rates \$2,232.54 per annum Vacant possession