

# 63 Adelaide Crescent, Middleton Beach, WA 6330



## House For Sale

Monday, 8 January 2024

63 Adelaide Crescent, Middleton Beach, WA 6330

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 933 m2

Type: House



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## High \$1millions

First time offered! Solid double brick family home with an abundance of space ready to enjoy now or update to suit your own taste. A high-quality, builder's own home constructed in the 1970's, and set in one of the most envious positions at Middleton Beach, this property represents a sound long-term investment both in terms of financial returns and lifestyle benefits. A prominent two-storey home with an attractive facade, sitting elevated among the homes that encircle one of Albany's largest landscaped parks. With views of King George Sound in the distance, and easy access to the amenities that Middleton Beach is renowned for, it is easy to see why this location is so special. A large double garage allows access directly into the home via the games room. Also on the ground level is an office, bathroom, and separate toilet, along with 3 minor bedrooms - each with robes. Upstairs the open plan kitchen and dining area have been modernised with white cabinetry housing electric cooking appliances, good bench space and a built in pantry. From both the kitchen and the adjacent meals area are lovely views across the park and immediate neighbourhood. French doors and windows along the facade welcome the sea breeze, opening to the front balcony which is hugged by a striking purple wisteria. Both the balcony and a comfortable loungeroom offer views. The rear living area - with wood fire, is an additional space to relax and opens to a patio area and secure back yard with a few nice trees and garden area. Also on the upper level, the generous master suite features a contemporary layout with a huge walk-through wardrobe leading to a large semi-ensuite bathroom. Light and bright, the bedroom overlooks the lake and treetops of Eyre Park. The front yard with deep setback is lawned and includes a turning area or hardstand parking for visitors for ease of access. Features include:-

- Large 2 storey family home, double brick and suspended concrete slab construction
- 933m2 property in an elevated position opposite Eyre Park with views
- Large games room with bar
- Separate lounge, meals and living areas upstairs
- 5 bedrooms all with robes
- Dedicated home office
- Double garage with additional storage area
- Full width balcony with views plus private rear patio area for outdoor entertainment
- Secure rear yard with garden shed
- Reticulated gardens
- 700m walk to Middleton Beach
- Near to bowling club, cafes, restaurants and bars

63 Adelaide Crescent offers a rare opportunity to purchase a substantial family home in one of Middleton Beach's most prime positions; directly opposite Eyre Park with a short, level walk to the beach. Having never been offered to the market before, we suggest you make the most of this chance! Viewings by appointment. For further information please contact Rob Mason 0411 615 806 or Monique Hammond 0419 486 175.