

# 63 Wentworth Parade, Hindmarsh, WA 6462

## House For Sale

Friday, 3 May 2024



63 Wentworth Parade, Hindmarsh, WA 6462

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 536 m2**

**Type: House**



Sylvie Clarke  
0411191005



Christopher Dierickx

**Price Guide: \$660,000 - \$670,000**

OPEN, SAT 4 MAY, 2:30 - 3:15 PM Ideal investment property or if downsizing - Vendor will consider Best Offers! Immaculate waterfront home with its own private jetty, offers all year-round spectacular views from the master bedroom, living and Alfresco area of tranquil meandering waterways and birdlife sanctuaries. Built in 2013 on 536sqm, the home has North-South orientation and offers a unique floor plan including two large bedrooms with separate ensuites plus third bedroom as potential study. The spacious Open plan living takes advantage of the fantastic views of the lagoons and flows to a large covered alfresco area with hardwood decking looking onto the garden, jetty and waterways - perfect space for entertaining friends and family. Some of the features you will love: Good size entrance and hallway and features 9' ceilings and LED lighting through-out plus quality wood-look vinyl flooring; Open plan living/dining area and modern kitchen that offers plenty of storage and bench space and quality appliances including 4 x burner gas cooktop, electric oven, microwave nook and Smeg D/W; Main bathroom is tiled and includes powder room, separate two-way shower and vanity area plus toilet; Bedroom 1 has large ensuite plus built-in robe with lovely outlook onto the Alfresco area and waterways; Bedroom 2 is spacious and has walk-in-robe, ensuite and access to powder room and separate toilet; Bedroom 3 is ideal as a hobby room/guest room or office space; Separate laundry with trough, space for washing machine and dryer plus large built-in linen cupboard (top to bottom); Has access door to service area. Other features: 3kW Solar System and Instant Gas H/W system - to reduce power bills; Single enclosed carport with remote lift-up door; Low maintenance grounds, 10m waterfrontage and private jetty. If you are looking for an easy-care weekend retreat or downsizing, this is the property for you where you can move in and enjoy immediately. For further queries or a private inspection, Call Sylvie Clarke on 0411 191 005. PLEASE NOTE:- Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Smart Home Vision will not accept any responsibility should any details prove to be incomplete or incorrect.