

# 66 Montebello Boulevard, Two Rocks, WA 6037



## House For Sale

Friday, 17 May 2024

66 Montebello Boulevard, Two Rocks, WA 6037

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 390 m2

Type: House



Dannie Brogan

0435370540

## Mid \$600,000's

Welcome to 66 Montebello Boulevard, an exceptional property in the sought-after Reef Estate of Two Rocks. This beautifully designed 4-bedroom, 2-bathroom home is perfect for young families or those looking to downsize. As you enter, you'll be greeted by a warm and inviting entryway that leads to a cosy living area, ideal for family gatherings and entertaining guests. The master bedroom is a true retreat, featuring a spacious ensuite and dual wardrobes with ample space for comfort and convenience. The versatile fourth bedroom, currently used as a hair salon, showcases endless possibilities for customisation. Modern fittings and fixtures, bold colours, and stylish decor create a sophisticated ambiance throughout the home. The main living area includes a split system, reverse cycle air conditioning unit for year-round comfort. The kitchen is a chef's delight, featuring a dual oven, bright lighting, and a spacious walk-in pantry for all your culinary needs. The standard laundry offers ample storage space, enhancing the home's functionality. Step outside to the modern decking with a patio, where you can relax and enjoy the spectacular landscape and ocean views of Two Rocks, known as "The Spot." The property also boasts low-maintenance gardens, providing a serene outdoor space without the hassle of constant upkeep. Additional parking space in the driveway accommodates multiple vehicles with ease. Located in the picturesque and peaceful Reef Estate, this home is close to local amenities, schools, and the stunning beaches of Two Rocks. Don't miss out on the opportunity to make 66 Montebello Boulevard your new home. For more information or to arrange a viewing, please contact us today! Dannie Brogan 0435 370 540

Approximate expected rental income \$600-\$650 per week  
Council rates \$1750 P/A  
Water rates \$968 P/A  
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