

67B Carlisle Street, Shoalwater, WA 6169



House For Sale

Thursday, 25 January 2024

67B Carlisle Street, Shoalwater, WA 6169

Bedrooms: 4

Bathrooms: 2

Area: 613 m2

Type: House



Zoe Cuming
0458585677

FIXED DATE SALE

FIXED DATE SALE - ALL OFFERS PRESENTED MONDAY 12TH FEBRUARY *Introducing 67B Carlisle Street - tucked away in one of the best parts of old Shoalwater and only a 385m* walk to Shoalwater Bay (beach). This 4 x 2 with study and oversized double garage is immaculately maintained; neat as a pin and presents as new with many additional features. Built in 2016 by a local boutique builder and custom designed; you'll appreciate the meticulous attention to detail and thoughtful touches. Situated on a 613sqm rear block; it's a very secure & low maintenance property and would suit a lock up and leave scenario; perfect for retirees; people & families with busy lives; FIFO; or a holiday home. With large north facing windows overlooking the landscaped entertaining area; and a 7.5 star energy rating achieved through solar passive house design principles this home will be comfortable in all seasons. Total build area of 339sqm; comprising home of 230sqm; alfresco of 22sqm; garage of 76sqm; plus a covered walkway to the garage! You'll love the spacious rooms; tasteful decor and well designed modern layout. Step into the calm and peaceful open plan living / dining and kitchen area with oversized windows and double stacker sliding doors leading out to the private and sheltered alfresco with a study space nearby. A purpose built theatre room; an amazing master suite with huge walk in robe and a cleverly designed ensuite; generous sized bedrooms; family bathroom with a 'proper' bath; plus large laundry and separate WC. Step outside to a fully landscaped garden with raised garden beds and bench seating; upper entertaining area and lawn with bricked edging with auto reticulation. With so little maintenance you'll have ample time to enjoy the nearby beaches, walk and bike trails; and many local cafes and restaurants including Rockingham Beach. If you don't already know; Shoalwater is one of the most sought after beachside suburbs in Perth with high demand from buyers. These type of properties seldom present to market in this tightly held pocket. So be quick to act and save yourself the trouble of building and step into this exquisitely built home. A fantastic coastal lifestyle awaits amongst the pristine Shoalwater Islands Marine Park! It's a near 10 perfect score.

HOUSE FEATURES INCLUDE:

- Spacious entry hall with a huge 1200mm wide feature wooden pivot door and nook/drop zone
- Open plan living / kitchen / dining area with 10 KW reverse cycle air conditioning (installed Nov 2022)
- Luxury kitchen with expansive cabinets and stunning 30mm thick Caesarstone benchtops with waterfall edges; breakfast bar; 900mm Euro self cleaning pyrolytic oven; 900mm Smeg induction cooktop; quality drawers and overhead cupboards; S/S dishwasher and large F/F recess with plumbed in water line
- Amazing walk in pantry with additional store room/cellar through a second door
- Separate theatre with raised seating platform for the ultimate movie experience (that can be removed if preferred as floor is concrete)
- Study / craft/ toy space off the main living area
- King sized master bedroom with ceiling fan; plantation shutters; large WIR fully complete with drawers & sliding shoe rack
- Ensuite cleverly designed with a walk in shower with no glass; vanity with soft closing drawers; double towel rails and separate toilet
- Three spacious additional bedrooms; one king; one queen and one double all with carpets; double door BIRs & roller blinds
- Beautiful family bathroom with massive 1800mm long bath; large open shower and vanity with extra bench space
- Separate family WC
- Large laundry with purpose built cupboards; pull out clothes baskets; linen cupboard; huge broom closet & overhead cabinets for additional storage
- Alfresco with LEDs under main roof overlooking landscaped gardens

ADDITIONAL FEATURES INCLUDE:

- Extra high 33 course ceiling for entry hallway and high 31 course ceilings in the main living areas; theatre & master bedroom
- Covered walkway to double garage / workshop
- Premium plush carpets with gold underlay to bedrooms & theatre (installed 2021)
- Garage / Workshop with 3 phase power & tap for water source; approx 8m wide x 9m long
- Feature pendant lighting in entry hall & kitchen
- Ceiling fans in living, theatre and master bedroom and one additional bedroom
- Bathrooms each have two double towel rails; luxury rain head shower rose; floor to ceiling tiling; full width mirrors & built in shelf recesses to showers
- Block out roller blinds to living area windows and full length curtains to theatre
- Roof insulation (R3.5 batts with sarking under clay tiles)
- Italian Floor Tiles in ceramic 600mm x 600mm
- Premium plush carpets with gold underlay to bedrooms and theatre (installed 2021)
- Solar hot water system with 300 Litres roof storage with Electric Booster (Timer)
- Auto reticulation off the bore for all boxed flower beds and lawn areas
- TV points to living, theatre, master bedroom and king sized bedroom

RENTAL APPRAISAL ESTIMATE - \$560 - \$600 per week

NOTE:

- Rent back arrangement is an option for 12 - 18 months - ideal for buyers who need time to organise a move or relocation
- Property is survey-strata with a shared driveway (common land) yet to be paved due to a vacant middle block.
- No strata insurance or strata levies/fees at present.

CLOSE PROXIMITY TO SCHOOLS, AMENITIES & TRANSPORT LINKS*

- 300 m - Safety Bay Bowling Club
- 650 m - Shoalwater Beach /Foreshore & Pengo's cafe; Penguin Island Ferry
- 950 m - Safety Bay Library
- 1.2 km - Safety Bay Primary School
- 1.2 km - Safety Bay Shopping Centre - IGA; amazing bakery; newsagency;

liquor store; post office; award winning cafe; fish and chips 1.2 km - Safety Bay Tennis Club 1.3 km - Kitesurfing at 'The Pond' (Safety Bay) 1.6 km - Shoalwater Shopping Centre - supa IGA; newsagency; liquor store; 2.3 km - Bent Street Jetty & popular cafe 4.3 km - Esplanade Foreshore Rockingham 4.6 km - Safety Bay High School 6.2 km - Rockingham Train Station 6.8 km - South Coast Baptist College (Private Primary & Secondary) 6.8 km - Kolbe Catholic College (Private Secondary) 54 km - Perth CBD

Viewings by Home Open or Private Appointments. For more information call Zoe Cuming on 0458 585 677 or email: zoe@carlinteam.com.au - who will be happy to assist.* Distances approximate (based on Apple Maps)* The Seller reserves the right to sell the property prior to the Fixed Date

DISCLAIMER: This advertisement has been written to the best of our ability based upon the seller's information provided to us. Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.