

**68 Montebello Boulevard, Two Rocks, WA 6037**



**Sold House**

Friday, 27 October 2023

68 Montebello Boulevard, Two Rocks, WA 6037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 390 m2**

**Type: House**

**\$500,000**

This 3-bedroom, 2-bathroom gem set on a 390sqm block boasts the perfect blend of comfort and convenience, making it ideal for first-time homebuyers, astute investors, or those looking for a "lock and leave" lifestyle. Only five years young and offering a neutral colour palette and downlights throughout, the home has a very light and airy feel, is neat, tidy and ensures year-round comfort with reverse cycle ducted air conditioning. Set in the heart of the suburb, you are just five minutes from everything Two Rocks has to offer including local schools, the Two Rocks Shopping Centre, the Marina, parks and direct beach access! Inside, you'll find a sizable theatre room at the front of the home, which can easily double as a spacious home office or even a fourth bedroom, giving you the flexibility you need. The master bedroom is generously sized and offers dual walk-in robes and an ensuite with a vanity, shower, and a separate W/C. Bedrooms two and three are carpeted and each feature double mirror door built-in robes. They are serviced by the main bathroom, complete with a vanity, bath, and shower, along with a second W/C, a laundry, and a linen cupboard. The heart of the home is the spacious open-plan lounge and dining area, overlooked by the kitchen. The kitchen boasts ample bench space, stainless steel appliances including a rangehood, gas cooktop, oven as well as a dishwasher recess, double fridge recess, and an enormous walk-in pantry. Sliding doors lead to the paved alfresco area, with the paving extending to the fence line for easy maintenance. Additionally, a shoppers' entry door adjacent to the kitchen provides convenient access to the double lock-up garage, accessible from the laneway.\*This property has a fixed lease in place until 6th January, 2024 at \$450p/w Built 2018 Block 390sqm Living 156sqm Council rates approx. \$1790 p/a Water rates approx. \$1085 p/a