

7 Abalone Place, Sunset Beach, WA 6530



Sold House

Thursday, 21 March 2024

7 Abalone Place, Sunset Beach, WA 6530

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 866 m2

Type: House



Michelle Mitchell

0438680668

\$385,000

This lovely package at 7 Abalone Place Sunset Beach is not your normal house to expect on a large block. That's not to say it's not perfect for you. * You may be retired and want a little place to live but still want a great-sized shed to store the caravan or boat. * Ideal for those wanting a base for a while but spend the majority of the time travelling being grey nomads.* Maybe you live out of town and want to have a little place in town as a base when you need to come in for business, medical appointments or shopping. * Perhaps you have an idea of your own, little holiday place or want a short-term accommodation option. Whatever your needs are, this place might fulfil some of them or all of them. Take a look below: * 866m² block* Brick and tile home built in 1983* Single garage with remote-control roller door* Side access with concreted driveway to the rear of the property where you will find the big shed (9 x 7.6 with 3m height). The shed has a double trough sink plumbed in water and a small mezzanine storage rack* Additional shed with lean to connecting to the larger shed* Chook yard and fenced veggie patch area* Fully fenced property perfect for the dog to be contained in safety but plenty of room to run* The front entrance invites you into the separate lounge room with new vinyl plank flooring* Open plan dining and small living space with wood fire and skylight above the dining area * Kitchen with good amount of bench space and cupboards overlooking the living area* Laundry off the kitchen with built-in storage (including a safe), rainwater tap and direct access to outside* 2 bedrooms with new vinyl plank flooring and built-in robes* A large fully enclosed patio makes a great indoor/outdoor room, ideal for entertaining or extra living space * A storage room with an air conditioner at the end of the patio room is also ideal for an office* Side pergola area ideal for raised veggie gardens or fernery and rainwater tank * 7 solar panels * Solarhart hot water system* Evaporative air conditioner * NBN is connected and the landline telephone line is there too if you wish to use one* Very quiet cul de sac location with a park at the end of the street* The beach is within walking distance if you want or a very short ride in the car* Houses in this street rarely come on the market* Council rates \$2405.40 per annum* Water/sewerage rates \$1560.00 per annum* Reticulation to the lawn and gardensSo if this little gem sounds like something you would like or have been looking for, call Michelle to arrange your viewing. Vacant possession is available now. Don't delay - buy today. Downsize and retire by the beach. Move in and then... go fishing!!