

**9 Dowel Court, Ocean Reef, WA 6027**

**Sold House**

Friday, 3 May 2024



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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1211 m2**

**Type: House**



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## Contact agent

A unique & exciting opportunity awaits with those with vision and dare to dream! Multiple offers presented - very happy sellers! Set on a 1,211sqm block at the end of a lovely cul de sac, this family sized, 2 storey residence is ready for you to reinvigorate and capitalise on the exceptional opportunity for families, developers, and investors seeking a substantial property with immense potential. Boasting, three living areas, four well-proportioned bedrooms, three bathrooms plus a study, this house is an ideal canvas ready for your personal touch and create the home of your dreams. Venturing outdoors you'll find loads of undercover / secure parking, a fully enclosed sunroom, below ground pool and plenty of space to extend, develop or redesign. With a land holding of this size, your opportunities are endless with scope to develop, extend, add an income producing granny flat / ancillary accommodation or just enjoy the space yourselves. An R20 zoning, duplex development potential will underpin your property value well into the future. Features of the residence include:

- Formal lounge and dining room with feature raked ceilings, ceiling fan and a gas point
- Galley style kitchen with gas hot plates, electric oven and large fridge recess
- Casual meals area & good-sized family room
- Huge sunken games with built in bar and soaring raked ceilings
- Study off the entry - option as a 5th bedroom with triple built in robe
- Laundry and 3rd bathroom with shower and wc
- 4 good sized bedrooms are all upstairs
- Main bedroom with 4 door, built in robe and lovely ocean view
- 3 minor bedrooms - all with 2 door built in robes - ocean views from bed 2
- Ensuite with shower and wc
- Main bathroom with both a shower and bath - separate wc
- Reverse cycle ducted air-conditioning - upstairs only
- Ducted vacuum system
- Gas storage hot water system
- Plenty of storage throughout

Outdoors:

- Double remote garage with loft storage
- Storeroom / workshop to the rear of the garage
- Large workshop / carport / storage area with manual roller door - ideal for storing toys, trailers or an extra vehicle - or all of the above
- Plenty of off-street parking behind the front brick and wrought iron fence - double gates
- Huge, fully enclosed outdoor entertaining area / sunroom
- Below ground pool with solar blanket, auto cleaner and pool cover
- Well established lawns and gardens, reticulation from a shared bore
- Pool side pergola
- Garden shed
- Built in 1983 / 1984 by LaVilla Homes
- Shire rates: \$2,500 approx. (2023/2024)
- Water rates: \$1,575.25 (2023/2024)
- NBN: Hybrid Fibre Coaxial
- Zoning: R20 - duplex potential - subject to approval

Location / approximate distances:

- 750m to the site of the new Sunset Plaza - home to an array of retail, medical and entertainment options including a local tavern
- 850m to Ocean Reef Primary School
- 16km to Ocean Reef Senior High school
- 2.5km to Prendiville College / St Simon Peter Primary
- 2.5km to the highly anticipated Ocean Reef Marina
- 2.5km to Mullaloo Beach
- 3.8km to Whitfords Shopping Centre