

**9 Pomarine Drive, Gwelup, WA 6018**



**House For Sale**

Friday, 5 April 2024

9 Pomarine Drive, Gwelup, WA 6018

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 207 m2**

**Type: House**



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## **ALL OFFERS BY 17TH APRIL (unless sold prior)**

NOTE: This property is intended for persons who are over the age of 55 years, disabled or physically dependent to reside in. There are no age restrictions for the purchaser/s. This 2 bedroom 1 bathroom residence on a Green Title block is essentially an "over-55s" property that can be purchased by anyone as either an investment or a means of keeping things in the family - and offers quality modern low-maintenance lock-up-and-leave living for all involved. A gated entry courtyard is the perfect place to sit back, relax and unwind with a tea or coffee in hand, as you bask in the glory of the morning sun. It can also be easily accessed from within a welcoming open-plan living, kitchen and dining area where split-system air-conditioning, a ceiling fan and a gas bayonet for heating meet sparkling stone bench tops, a breakfast bar for casual meals, tiled splashbacks, double sinks, a stainless-steel range hood, a Fisher and Paykel stainless-steel gas cooktop, a separate Bosch oven and a stainless-steel Siemens dishwasher. Both bedrooms are carpeted for comfort, inclusive of a spacious master suite with split-system air-conditioning, a ceiling fan, full-height mirrored built-in wardrobes and access out to a central entertaining courtyard - off the living area - with power points and a manual track shade awning, providing a level of protection from the elements. The second bedroom also has a ceiling fan and full-height mirrored built-in robes, with both bedrooms benefitting from semi-ensuite access to and from a delightful bathroom with a large shower, toilet, vanity, under-bench storage and a large mirror. Making the most of both the floor and wall space on offer is a cleverly-concealed European-style laundry, behind folding doors. Over-head and under-bench storage cupboards make this part of the hallway all the more functional. There is also an exhaust fan and room for a drying if you were that way inclined. Stroll to see off the grandkids at Lake Gwelup Primary School nearby, with Primewest Gwelup Shopping Centre around the corner, bus stops within arm's reach, a sprawling nature reserve bordering Lakes Gwelup and Karrinyup in close proximity and even the prestigious Lake Karrinyup Country Club and golf course just minutes away in its own right. The new-look Karrinyup Shopping Centre redevelopment, other top schools, public transport, glorious swimming beaches and the convenience of the freeway are also within a handy radius, adding to the appeal of this excellent single-level home. An enviable lifestyle awaits you, from within these very walls! Other features include, but are not limited to; • Tiled living space with white plantation shutters to its front windows • Powder room - with under-bench storage • Double-door walk-in linen press • 2kW solar power-panel system • CCTV security cameras • Security-alarm system • Security crim-safe screen doors • Solar hot-water system - with an instantaneous gas booster • Rear drying courtyard and garden/tool storage shed • Remote-controlled single lock-up garage with rubber flooring, an insulated sectional door, storage area and internal shopper's entry • Driveway parking space for a second vehicle, in front of the garage • Easy-care 207sqm (approx.) Green Title block with reticulated front-verge gardens • No strata fees to pay

Disclaimer: This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Property is being sold as is. The seller reserves the right to accept an offer at anytime without giving notice.