

**11 Richmond Avenue, Shoalwater, WA 6169**

**Harcourts**

**House For Sale**

Saturday, 29 June 2024

11 Richmond Avenue, Shoalwater, WA 6169

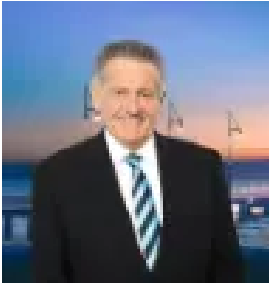
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 809 m2**

**Type: House**



Graeme Garwood

0895284244

## Offers From \$895,000

Experience the perfect blend of design, function, and location in this exquisite home, crafted with years of experience and wisdom. Boasting incredibly high ceilings and an open-plan living area, this residence offers a dream lifestyle. Relax in a choice of wonderful garden settings, each designed for tranquillity and beauty. Enjoy fabulous access for vehicles, boats, and caravans with a spacious workshop on-site. This renovated feature home stands out with no competition, inviting you to fall in love at first sight. The stunning home boasts an attractive road frontage with a secure front fence and remote gate. A wrap-around verandah leads to the entrance, featuring timber panel and lead-light doors. The fully timber-decked patio offers breathtaking lake views, while the formal entry flows into an open-plan living area. The delightful chef's kitchen overlooks the lounge and dining area, framed by stunning views through wrap-around windows and complemented by fabulous 10' high ceilings throughout the home. The master bedroom is incredibly spacious, complete with an ensuite. The second bedroom, Third bedroom serves dual purposes as an office or TV room. Enjoy the privacy of the rear grassed garden, and benefit from a large single garage under the main roof with rear access to a huge workshop/garage. Set on an expansive 809m<sup>2</sup> lot with a 20.2m frontage, this spacious 226m<sup>2</sup> home is surrounded by extensive, beautifully maintained gardens, featuring magnificent landscaping both front and rear. Schools / Child Care- Sunshine Child Care Shoalwater - 1 Minute Drive Safety Bay Primary School - 2 Minute Drive Rockingham Senior High School - 7 Minute Drive Rockingham Beach Primary Campus- 4 Minute Drive Bungaree Primary School - 7 Minute Drive Amenities near by- Lake Richmond - Across The Road!! Shoalwater Foreshore Reserve- 2 Minute Drive Shoalwater Supa IGA- 2 Minute Drive Safety Bay Tennis Club- 4 Minute Drive Safety Bay Library- 2 Minute Drive Penguin Island- 4 Minute Drive Rockingham Beach Foreshore- 5 Minute Drive Rockingham Shopping Centre- 7 Minute Drive Please call Graeme Garwood | 0412 095 306