

**12 Pebblebeach Cv, Waikiki, WA, 6169**



**House For Sale**

Wednesday, 14 August 2024

12 Pebblebeach Cv, Waikiki, WA, 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adam Dineley  
0450217206

## PERFECTLY PLACED FAMILY HOME, WITH MULTIPLE LIVING OPTIONS BOTH INSIDE AND OUT

Set on a beautiful street with quality neighbouring homes, you find this fantastic 4 bedroom, 2 bathroom property. The 153sqm\* interior provides a choice of living options, with a formal lounge, separate theatre or games room and open plan family living, dining and kitchen, while all four bedrooms are well-spaced, and both bathrooms fully equipped for the family. The backyard is ideal for those seeking minimal upkeep and carefully designed to utilize the 602sqm\* block perfectly, with paving throughout and two options for alfresco entertaining, with a sheltered patio along the rear of the property, and a raised platform with gabled roof and spa bath, plus the addition of a brick built shed or workshop, and double carport that's open to the rear.

Located centrally with all the daily essentials within walking distance, you have the Waikiki Village Shopping Centre with its wide range of retail facilities nearby, along with a choice of reserve space and parkland, allowing for plenty of recreational opportunity, with the South Coast Baptist College and childcare a short stroll away. And for those with a commute, there are seamless road and public transport links allowing easy access to the surrounding areas and CBD, with the inviting beaches and coastline just a short hop further, making this a wonderful opportunity for the family, investor or seeker of laid back convenience.

Features of the home include:

- Master suite to the front of the property, with carpet to the floor, a walk-in robe and ensuite with shower, vanity and WC
- Three further minor bedrooms, all spacious in size and furnished with timber effect flooring
- Central family bathroom, with a bath, shower and vanity, plus a separate WC
- Large laundry with overhead cabinetry and sliding doors to the side of the home for ease of use
- Kitchen placed to oversee the family room, with plentiful cabinetry including a double door full height pantry, in-built wall oven, gas cooktop and rangehood, with a fridge recess, and breakfast bar for additional seating
- Open plan living and dining space, tiled throughout with plenty of natural light and a feature glass brick window
- High Ceilings
- Dedicated theatre or games room to the rear of the home, with French door entry, tiled flooring and sliding doors to the garden
- Formal lounge to the front of the residence, with timber effect flooring and a door to separate the space from the main living beyond, creating a peaceful area away from the rest of the home, or an ideal parents retreat given its proximity to the master suite
- Tiled entry foyer with security screen to the front door
- Ducted air conditioning throughout
- Solar panel system
- Sweeping covered patio to the rear of the property, with paving that extends out and around the residence for an easy care design
- Generously spaced decked platform with gabled roof, perfect for relaxing or entertaining with family and friends
- Raised garden beds, ideal for growing your own veggie garden
- Brick built shed or workshop with double door entry
- Lawned front yard with a feature curved garden bed with hedging
- Double carport with remote roller door and open access through to the rear gardens

Built in 1998, this delightful home offers plenty of opportunity for comfortable family living, with its floorplan that flows throughout multiple living options, spacious gardens with their minimal maintenance design and a central location, perfect for families, professionals and investors.

Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be

able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.