

**14 Earl Street, Wannanup, WA, 6210**

Mandurah

**Sold House**

Saturday, 17 August 2024

14 Earl Street, Wannanup, WA, 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Chris Parsons

## Sold by HARCOURTS Mandurah - Chris Parsons

This charming brick home offers a delightful blend of comfort and functionality. Boasting three bedrooms and two bathrooms, it presents a welcoming ambiance from the moment you arrive. The neat street appeal is enhanced by manicured lawns and a Jacaranda Tree, creating a picturesque setting for your new home.

Sitting on a large 1,012 sqm (subdividable - STCA) block, here you can walk to the estuary, enjoy the beautiful parks and trails nearby or head to the beach by car in just minutes, with important amenities also close by.

Inside, discover a well-appointed kitchen featuring a double sink, corner pantry and a freestanding 900mm oven, perfectly positioned to overlook the rear entertaining area. The open plan living and dining areas seamlessly flow, offering a versatile space for relaxation and easy interaction for the busy family.

Retreat to the master bedroom, complete with wood look flooring, a ceiling fan, built-in robes and a stunning open plan ensuite with walk in shower, high gloss white vanity with marble look benchtops and toilet. The spacious minor bedrooms come equipped with built-in robes.

Step outside where you will find the fantastic gabled entertaining area, complete with an inbuilt sink and storage cupboards, fridge recess, wood fire and café blinds, creating a fantastic outdoor retreat to cook up a barbeque with friends and family and watch the kids play in the lawned backyard.

Convenience meets versatility with side access and a single carport, complemented by extra high boat/van parking. For those with hobbies, the 5.9 x 5.9m workshop with rear storage provides ample space to unleash your creativity.

Nestled between the estuary and the ocean, lucky Wannanup locals have the choice of spending their free time at the beach or possibly crabbing in the estuary, or enjoying a coffee and cake or a meal at the nearby Port Bouvard Marina.

Don't miss the chance to make 14 Earl Street, Wannanup the place to call home, or with planning and relevant approvals, subdivide and reap the rewards.

Call Chris Parsons from Harcourts Mandurah on 0459 752 640 today to arrange a time to view.

### Features:

- 3 Bedroom, 2 bathroom brick home
- Ducted evaporative air conditioning
- Neat street appeal with manicured lawns and Jacaranda Tree
- Side access
- Single carport and extra high boat/van parking
- 5.9 x 5.9m workshop with rear storage
- Storage room
- 1012sqm block - Subdividable (Subject to Council Approval)
- Front verandah
- Kitchen with double sink, corner pantry and freestanding 900mm oven, overlooking the rear entertaining area
- Open plan living and dining
- Master bedroom with ceiling fan and built-in robes
- Light and bright ensuite with large shower, toilet and single vanity
- Spacious minor bedrooms with built-in robes
- Main bathroom with single vanity, shower and toilet
- Outdoor entertaining with blinds, ceiling fan, wood fire and sink

Our property management team have estimated a rental return of \$570 - \$600 per week is achievable in the current market. Astute investors are sure to be drawn to this property because of the family friendly location and low

maintenance nature of the home.

This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.