

**18 Estuary View Rd, Dawesville, WA, 6211**



**Sold House**

Saturday, 17 August 2024

18 Estuary View Rd, Dawesville, WA, 6211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jo-Ann Yandle  
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## **SOLD**

Emma Hutton would like to welcome you to 18 Estuary View Road Dawesville.

This charming 2 bedroom 2 storey fibro cottage situated in a fabulous location is the perfect haven for those seeking peace, serenity and a break from the hustle and bustle of everyday life.

Enjoy the estuary views from the balcony, a perfect spot to entertain family and friends or take a leisurely stroll down to the water's edge. It's an excellent spot for crabbing, fishing, bird watching, kayaking or simply unwinding with a book in hand or to relax and watch all the boating activity.

With a 1012m<sup>2</sup> block at your disposal, the potential for this property is boundless. Your weekend retreat or perhaps the perfect spot to build your dream home in the future.

### **FEATURES INCLUDE:**

**GORGEOUS EXPANSIVE ESTUARY VIEWS.**

2 bedrooms 1 bathroom 1 wc

Combined modern kitchen/meals and family room

Separate lounge room

Bathroom with shower and separate wc

Timber balcony

Laundry with 80 litre electric storage hot water system.

Large lockup storage area/ workshop

Single lock-up garage

Spacious backyard with bbq area.

Reticulation

Septic – sewer passes

Land area: 1012m<sup>2</sup> block Zoning R12.5/R20

Shire Rates: \$2,000.00

Water Rates: \$1208.00

Currently tenanted till February 14th 2024 on a periodic lease.

This property is well located and minutes to the local Leprechaun Deli, IGA shopping village, boat ramp, Dawesville Channel, Port Bouvard Sport and Recreation Club, The Cut Golf Course, Pyramids, Surf Lifesaving Club, pristine beaches, Coles Dawesville Shopping Centre, Restaurants, Taverns. What more can I say!!

For inspections please call Emma Hutton 0415 161 160- LIVING IN AND LOVING DAWESVILLE.