

# 21 Ewing Crescent, Dawesville, WA 6211

## House For Sale

Saturday, 9 March 2024



21 Ewing Crescent, Dawesville, WA 6211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1234 m2**

**Type: House**



JoAnn Yandle  
0895340003

**\$595,000**

Jo-Ann Yandle would like to welcome you to 21 Ewing Crescent Dawesville Enjoy the lifestyle that Dawesville provides. Crabbing, fishing, swimming, surfing, playing sport – golf, lawn bowls, tennis, bike riding, kayaking are just some of the activities you can participate in. This 3 bedroom home is oh so close to the IGA shopping village, a 5 minute drive to the new Florida Coles shopping centre, schools and restaurants. Well located to the boat ramp and just a short walk to the estuary. The property is currently rented by an excellent tenant. This property can be subdivided subject to council approval. The current owners have approved plans for a granny flat should you wish to have extra income or a second house for extended family.FEATURES OF THIS PROPERTY INCLUDE:3 Bedrooms 1 bathroom 1 wc 2 storey fibro home UPSTAIRS:3 bedroomsKitchen/dining/ living area with a split reverse cycle air conditioner.Lovely Jarrah floorsTimber balconyDOWNSTAIRS:Large family roomBathroom laundry combinedStorage area in entryElectric storage hot water unitOutdoor covered area Single carportSingle lock up garageLarge colorbond powered shed – approximately 9m x 9mSewer passes the property.SepticApproved plans for a 2 bedroom granny flat.Land area: 1234 sqm blockThe property is currently leased till 25/5/2024Shire Rates: \$1800.00Water Rates: \$1743.00Fabulous opportunity for the astute buyer looking for a property with a large shed and the possibility of adding a granny flat for that extra income.Please call Jo-Ann Yandle on 0418 944 754 for an appointment to view.LIVING IN AND LOVING DAWESVILLE.