

**21 Sugar Glider Avenue, Djugun, WA 6725**



**House For Sale**

Sunday, 23 June 2024

21 Sugar Glider Avenue, Djugun, WA 6725

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 509 m2**

**Type: House**



Giles Tipping  
0891922122



Monica Cowen  
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## Offers Above \$699,000

**\*\*Outstanding investment opportunity. Secure Government backed lease at \$1,200pw locked in until 2027!!\*\*** Immerse yourself in the epitome of luxury at 21 Sugar Glider Avenue, a prestigious residence in Djugun's ever popular Roebuck Estate. This stunning 3-bedroom, 2-bathroom home sits majestically on a coveted corner block, offering panoramic views of a tranquil reserve that provide a serene backdrop to everyday life. Step through the grand entrance and into a world of refined elegance and modern comfort. The kitchen is a chef's delight, featuring state-of-the-art appliances seamlessly integrated into custom cabinetry. A dedicated drinks bar, complete with a wine fridge, makes entertaining effortless, while the expansive butler's pantry ensures ample storage and organization space. Throughout the home, impeccable attention to detail is evident in every corner. The living spaces are adorned with luxurious finishes, including exquisite window treatments such as full-length sheer curtains and plantation shutters, enhancing both privacy and natural light. Outside, the allure continues with a thoughtfully designed alfresco patio, perfect for alfresco dining and relaxation. Adjacent to the patio, a cozy fire pit area beckons evenings spent under the stars, creating a perfect ambiance for gatherings with friends and family. The expansive backyard, meticulously laid to lush green lawns, provides ample space for outdoor activities and leisure. For those with a passion for adventure, gated side access allows for secure parking of boats, caravans, or additional vehicles, ensuring convenience and peace of mind. Located in a highly sought-after neighbourhood, this residence offers not only luxury but also unparalleled convenience. Roebuck Primary school, vibrant Chinatown, and the world-renowned Cable Beach are just moments away, providing easy access to shopping, dining, and recreational activities. Experience the ultimate in luxury living at 21 Sugar Glider Avenue. Schedule your private tour today and discover why this property is more than just a home-it's a destination where luxury meets lifestyle in perfect harmony. **ESSENTIAL DETAILS:-** Council Rates: \$3,321 approximately per annum-Water Rates: \$1,564 approximately per annum-Land Area: 509 sqm-Year Built: 2021-Leased to Government Agency for \$1,200 until 2027. For further property details or to arrange a private inspection please contact Giles Tipping and Monica Cowen on 0499 322 120 or email [monica.cowen@raywhite.com](mailto:monica.cowen@raywhite.com).