

248 Shorehaven Boulevard, Alkimos, WA 6038



House For Sale

Wednesday, 26 June 2024

248 Shorehaven Boulevard, Alkimos, WA 6038

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: House



Jarrad Mahon
0894721606

From \$499,000

*****HOME OPEN SUNDAY 11-11:20AM- Enquire for Walkthrough Video & Floor Plan***** Embrace the serene lifestyle offered by this beautiful 3-bedroom, 2-bathroom home, perfectly situated near the stunning Alkimos Beach. Enjoy easy access to beachside amenities, including a picturesque foreshore park and a charming beach café. Nearby, you'll find a convenient shopping village and quality schools. Currently tenanted until 2/12/24 with rent set to increase to \$560pw on 16/8/24, so you have a fabulous tenant from day one or can look to move in at the end of their lease. This home boasts a delightful blend of natural light and warm earth tones, creating a welcoming and cozy atmosphere. The open-plan living area flows seamlessly into a modern kitchen, featuring spacious benchtops, contemporary appliances, and a dishwasher. For outdoor entertaining, simply step through the sliding doors off the living area. **Key Features:** -3 Bedrooms, 2 Bathrooms: The main bedroom includes a walk-in robe and ensuite, while the secondary bedrooms have built-in robes. -Open-Plan Living: Enjoy a spacious and airy living area. -Modern Kitchen: Equipped with stone tops, up-to-date appliances and a dishwasher. -Natural Light & Earth Tones: A harmonious blend of design elements. -Reverse Cycle Air Conditioning: Stay comfortable year-round. -Low-Maintenance Gardens: Landscaped with synthetic turf and reticulated for easy care. -Double Remote Garage: Secure parking for two vehicles. -Close to Amenities: Proximity to local amenities and the beach. **Some details:** -Built in 2016 on 225sqm green title lot. -Expected market rent of \$560/W, with rent set to increase to this on 16/8/24 and lease running through to 2/12/24. -Water rates of \$960pa, council rates of \$1750pa. Come to the home open this Sunday as it's sure to sell fast. *****HOME OPEN SUNDAY 11-11:20AM- Enquire for Walkthrough Video & Floor Plan*****