

**25A Churchill Avenue, Shoalwater, WA, 6169**

*Elders*

**House For Sale**

Friday, 16 August 2024

25A Churchill Avenue, Shoalwater, WA, 6169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tony Ansara  
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## Home Open Sunday, 18th August from 12:00-12:30pm

Luxurious Coastal Retreat Situated in the Premiere Location of Shoalwater's Golden Triangle!

Set amongst other quality properties in a beautiful coastal location, this immaculately presented 6-star energy rated residence offers comfortable accommodation for the whole family to enjoy.

This stunning residence is sure to impress, with three spacious bedrooms, 2 stylish bathrooms with stone bench tops and frameless shower screens, luxe-style kitchen with 900mm stainless-steel appliances, stone bench tops and heaps of storage space, open plan living design, and laundry with stone bench tops and linen storage.

Outside features a secure gated front yard, decked alfresco entertaining area, storage shed, side access, and double car garage that's suitable for higher vehicles with a shopper's entry.

Additional features include ducted reverse cycle air-conditioning and ceiling fans for year-round comfort, high ceilings, plantain shutters, front security screen door, 2 sliding security screen doors, and solar panels for energy savings.

This beautifully maintained home is packed with quality features and is well worth your inspection.

Ideally located within a short distance of shopping facilities, schooling, public transport, beautiful parklands and the pristine beaches of Shoalwater.

Call Tony Ansara anytime with any questions or queries. A detailed property video is available upon request via Whats App on 0410 107 787.

### Property Features

Year built 2014

Lot size 454m2\*

Secure gated front yard

Front security screen door

3 Large bedrooms (Master bedroom with large walk-in robe and luxury ensuite with stone benchtops, double vanities and separate water closet, Minor bedrooms with built-in robes)

2 Stylish bathrooms with stone bench tops and frameless shower screens

Luxury kitchen with stone benchtops, 900mm stainless steel appliances and ample storage space

Open plan living design

Laundry with stone bench tops and linen storage

Plantain shutters

2 sliding security screen doors

Ceiling fans

Ducted reverse cycle air-conditioning

High ceilings

Linen closet

Solar panels

Decked alfresco area

Storage shed

Side access

Double car garage suitable for higher vehicles, including a shopper's entry

### Location Features

Shoalwater Beach 200m\*

Nearest bus stop (Safety Bay Rd Before Shoalwater Rd) 800m\*

Shoalwater Shopping Centre 900m\*  
Shoalwater Oval 1km\*  
Shoalwater Islands Marine Park 1.5km\*  
Point Peron 3.3km\*  
Rockingham Beachfront 4.6km\*  
Rockingham Centre 5.2km\*  
Rockingham Train Station 6.5km\*  
Perth 52km\*

#### Schools

Safety Bay Primary School 1.6km\*  
Rockingham Beach Primary School 4km\*  
Safety Bay Senior High School 5.1km\*  
Rockingham Senior High School 5.2km\*  
Star of the Sea Catholic Primary School 4.1km\*  
Kolbe Catholic College 7.6km\*  
South Coast Baptist College 7.6km\*

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