

3 Lexcen Crescent, Ocean Reef, WA 6027

House For Sale

Wednesday, 19 June 2024

3 Lexcen Crescent, Ocean Reef, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 738 m2

Type: House



Shane Capelli
0410339499

From \$1,195,000

This much-loved home is on the market for the first time in 35 years and is not to be missed. It offers high ceilings, newly renovated kitchen, new flooring, renovated bathrooms, formal & casual dining rooms, and 3 living areas – a formal lounge/theatre, games room, and an open kitchen meals & family room – all on a generous 738sqm block. The stunning central kitchen overlooks the pool, and is fully renovated with stone bench tops, glass splash backs, stacks of gloss white drawers & overhead cupboards, stainless appliances including a gas stove top, electric oven, range hood & dishwasher, breakfast bar and a big fridge space. The master bedroom has a 3-door sliding robe, and a beautifully renovated ensuite with floor to ceiling tiling, clear glass screens & a WC. All 3 kids bedrooms feature built-in robes, and serviced by the fully renovated bathroom with floor to ceiling tiling, full size bath, separate shower with clear glass screens and a gloss white vanity. Great outdoor entertaining under the spacious patio with extensive paving, sparkling below ground pool, Koi Pond water feature, easy care gardens with decorative limestone walls, plenty of grass for the kids & pets to play on, with room for a workshop or granny flat – or watch the world go by from the front verandah. The double garage has drive thru rear access to paved parking for extra vehicles – there is additional paving to the side of the garage for caravan or boat parking out front. Plus, ducted reverse cycle air conditioning, 5kw electric solar panel system, built in gas fire, 2 extra gas points, gloss white window shutters, security door & window screens, renovated laundry, two garden sheds & so much more! All in a fantastic location directly opposite the picturesque Lexcen Park – just a short stroll to Mullaloo Beach for a swim, The Dome for a coffee, the under-construction Ocean Reef marina, Beaumaris City Shopping Centre, Mirror Park, and all 5 of the public and private primary & high schools in Ocean Reef! INVESTORS – Please note, our senior property manager has appraised the rental value at \$900 to \$950 per week if rented out in the current market. Call Shane for a private inspection or further information on 0410339499. Block size 738 sqm Built 1986 (99224)*PLEASE NOTE while every effort has been made to ensure this information is correct at the time of listing, this information is provided for reference only and is subject to further enquiry. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.