

33 Wildwood Hill, Dawesville, WA 6211



House For Sale

Friday, 19 April 2024

33 Wildwood Hill, Dawesville, WA 6211

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 331 m2

Type: House



Kent Murphy
0895864000

Offers Over \$549,000

The Timbers Edge Resort is Western Australia's premier lifestyle resorts located just 15 minutes south of Mandurah in the picturesque suburb of Dawesville. The property itself sits on a freehold; survey strata titled which ensures each resident in the estate owns their home. An exceptionally affordable low-cost strata fee covers a host of exceptional community facilities that provide a resort style atmosphere year-round. These include a 25-meter heated indoor pool and a separate outdoor pool. Indulge in indoor lawn bowling or take advantage of the well-equipped gym, steam room, and spa facilities. Bookworms will appreciate the lively library. For gatherings and family events, there's a sprawling recreational lounge equipped with a full kitchen and BBQ area, where everything you need is readily available. For those seeking entertainment, a games room with table tennis and a pool table is at your disposal. An arts and craft studio, while DIY enthusiasts can make use of the fully-equipped man cave workshop. This great 3-bedroom, 2-bathroom home was built in 2009 with a simple flowing floorplan. Bonus Double carport that could be enclosed and all this on fully reticulated 331 square metre low maintenance lot. Features: - 2 Reverse Cycle Split Systems- Timber look plank flooring- Alfresco Entertaining- Open Plan Living/Dining opening to Alfresco- Spacious Double Carport that could be enclosed- Easy Care Reticulated Gardens- Council Rates \$2,000 per annum- Water Rates \$1,270.55 per annum- Strata Levies \$2,731.84 per annum Ideal for the owner occupier that is looking to live the lifestyle or for the investor as the property is currently tenanted until 29-07-2024 to a family member for \$375 per week who would like to renew if an investor purchases and is prepared to renew his lease at a true market rental of \$550 per week. Hurry to secure your own piece of Paradise in this Sort After Resort Style Complex.