

**34 Acerosa Boulevard, Halls Head, WA, 6210**



**House For Sale**

Saturday, 17 August 2024

34 Acerosa Boulevard, Halls Head, WA, 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nav Vaughan  
0895865555

## Surf This One, It's A Ripper Of An Ocean View

What a find, this 2020 built, Ben Trager home that's designed over two levels and offers a super living space with one of the best views of the beach and ocean. Set on a super neat corner block offering a large driveway and high ceilings throughout. The entrance welcomes you in, the two levels offers versatile living with a low maintenance rear and front gardens. The property also offers a Tesla own home charging system and a 20Kw Solis 4G Three Phase Inverter sola panel system and back up battery system for those eco-friendly astute owners.

PRIVATE VIEWING ARE AVAILABLE ON REQUEST. CALL:

Richard Mathlin on 0409 125 205

or

Nav Vaughn on 0468 557 510.

Features:

- Modern built ocean front property
- Green titled block, no strata
- Two stories
- 3 Double bedrooms
- 2 bathrooms one with Master ensuite with double shower and his and her sinks
- 3 W.C's
- Study nook
- Large ensuite to master
- Main living are on the first floor with further living area on the ground floor
- Front facing balcony with amazing ocean views
- Living and kitchen also with amazing ocean and beach views
- Open plan kitchen with central island and living meals area
- Quality fixtures and fittings with 900 range ceramic cook top and electric oven
- 900mm space for barndoor style fridge freezer
- Dishwasher
- 2nd living area with access to large alfresco with glass doors to master bedroom
- Large Laundry
- Double garage with high ceilings for your 4x4 and large roof tray.
- Ducted reverse cycle air-conditioning
- Sola Panel system - 20Kw Solis 4G Three Phase Inverter and house battery for extra peace of mind
- Sheltered Alfresco entertaining area
- Rear Garden East Facing protected from the ocean breezes
- Vacant possession is offered on this property

Other features:

Block size 334 SQM CORNER BLOCK

Year built 2020.

Builder Ben Trager

House size 195.32 m2

Potential lease for \$850 - \$950 a week long term.

Halls Head and Seascapes residential estate offers many facilities to encapsulate your complete community feel.

- Cafe' and IGA store in walking

- School catchment area with great schools on offer
- Beach access in front of the house dog friendly area

Water Rates \$279.69

Shire Rates \$1,688.06

Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their independent inquiries and must rely on their judgment about the information included in this advertisement. Richard Mathlin and LJ Hooker provide this information without any express or implied warranty as to its accuracy or currency.