

# 4 Avocet Brace, South Hedland, WA 6722



## House For Sale

Sunday, 23 June 2024

4 Avocet Brace, South Hedland, WA 6722

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1106 m2**

**Type: House**



Danielle Collins

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## Offers Over \$750,000

**\*\*\*OPEN HOME SATURDAY 22ND JUNE 11.30AM - 12.00PM\*\*\*O.M.G.... There is WOW... There is STUNNING... There is MASSIVE... Then there is 4 Avocet Brace!!!!It's with absolute pleasure Danielle Collins and her team can introduce to the market this STUNNING 2009 Built, OVERSIZED, 4 bedroom, 2 bathroom, PLUS three living areas family home!!! This house is just shy of 180m<sup>2</sup> in floor plan alone! Then you add the 1,106m<sup>2</sup> Block in a NEW Mini Estate... Making it one of my newest, BIGGEST, well located physical family homes on the market in a VERY LONG TIME.... Add the Massive 6x10m clear span shed, stunning well established gardens, DUAL wrap around entertaining decks, \$1,750 per week corporate lease until 30/11/2025 (with the rent going up to \$1,850 in November 2024) and all positioned in a newer mini estate - this is one WOW factor MASSIVE family home!!!Property features include;- Modern 2009 built 4x2 + multiple living areas + shed, family home- 178m<sup>2</sup> worth of HOUSE!!! this is MASSIVE - Ideal for the larger families needing multiple living spaces and oversized bedrooms!!! - 4 OVERSIZED sized bedrooms, all with BIR's, quality window treatments & split system AC!- MASSIVE master bedroom - easily accommodates a king sized bedroom suite - complete with large walk in robes and STUNNING private ensuite with "his and hers" rainfall shower heads in an oversized shower!!! - MASSIVE open plan kitchen complete with stainless steel appliances! Stunning BLACK oversized gas cooker / oven, large breakfast/entertaining bar/bench and ample storage solutions! The Kitchen is located in the "Heart" of the home and opens to two MASSIVE living/dining areas and overlooks the STUNNING rear entertaining and garden areas- Large formal family room - ideal for the larger families needing the extra space - theatre room could very easily be used as a 5th Bedroom also if required - The dining room could easily be a "games room" and opens to the rear deck and entertaining areas - this is a MASSIVE room which easily accommodates a MASSIVE family dining suite! Second living room opens direct from the Kitchen and is currently being used as a home gym - however in total your family has THREE MASSIVE rooms to use in this oversized home! - Quality flooring, split system air conditioning, window treatments and fresh wall colours throughout- Main bathroom features a full size bath tub and a large separate shower- Well equipped laundry with good storage options - additional toilet- Crim safe screens on all windows and doors - perfect for when the next cyclone may pose a threat and ideal for home security also!- BACKYARD PARADISE - featuring an AMAZING rear entertaining areas! As you step out of the main living/kitchen/dining you are greeted by a STUNNING and MASSIVE elevated wooden deck. The Deck overlooks well established and STUNNING landscaped gardens and your massive workshop/shed. This alfresco area is truly IMPRESSIVE! You could have a chefs outdoor kitchen, Spa, and massive 12 seater table and still not run out of room! This stunning deck connects the kitchen/dining with the outdoor entertaining areas, shed and gardens - ideal for entertaining! - MASSIVE 6 x 10m clear span shed which includes electric roller door and side entrance via a pedestrian door - this will keep all the men of the home happy! - Stunning landscaped back yard - very private and beautifully GREEN and REAL GREEN GRASS! Soooooo much space to allow for swing sets, trampolines and everything the children or fur babies need! Additionally - this space could easily accommodate a FUTURE pool if your heart desired! - Double undercover carport is attached to the massive shed - loads of "over flow" parking to the side of the home! - Massive elevated wood deck at the front of the home also - again a secondary entertaining area - surrounded by well established and stunning gardens - there is MULTIPLE places to entertaining in this massive yard!!!- Fully fenced 1,106m<sup>2</sup> block - this would be one of the BIGGEST block in a newer Estate!!!! Extremely large concrete driveway with large footpath by the front of the home allowing for additional off street parking for boats / cars / trailers etc. Remote controlled security gates!- Located in a newer estate - walking distance to multiple primary schools, play grounds and a short drive to the South Hedland CBD- Leased to large corporate company - Mid way thru a 3 year lease - rent is currently \$1,750 per week, due to increase to \$1,850 in November 2024 and the lease doesn't expire until November 2025!!!! This list could go ON AND ON... there is just too much to name... this home simply put is WOW FACTOR!Whether you are a family wanting to move into a high quality home or an investor chasing the MASSIVE rents with a BLUE CHIP corporate tenant - this home truly is ONE OF A KIND and needs to be seen to fully appreciate just how good it is!Call Danielle Collins - 0412 385 783 now to see this home before its gone!**