

53 Belinda Loop, Dawesville, WA 6211



House For Sale

Thursday, 4 July 2024

53 Belinda Loop, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 475 m2

Type: House



Paul Simeone
0895374444

Low to Mid \$600,000's

SET DATE SALE: All offers are to be presented by 4pm Tuesday 23rd July 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

What to Love Perfectly located in the heart of "Old Melros", this spacious and immaculate 4 x 2 x 2 double brick and tile family beach house was built in 2005 and sits on an easy care 475sqm green title block nestled away in a quiet street. It has an extra wide driveway giving potential to create side access for parking boats and caravans. If you're looking to purchase a property in a perfect beach enclave, perfect for watching brilliant sunsets, boating, fishing, surfing, with beautiful walks and cycle trails close by, then this area has one of the best coastal lifestyles on offer. From magnificent golden sand beaches with magical turquoise waters, you'll see an abundance of wildlife including the friendly local kangaroos perusing around between properties and the nearby Yalgorup National Park. It truly is a nature and water lovers paradise.

What to Know This well maintained "Lock and Leave" property boasts a large, open plan layout with kitchen/dining/family combined, plus a separate lounge and activity or office space plus great outdoor alfresco area. All the bedrooms are king size suites, including the master bedroom which has an ensuite and walk in robe. There is a main entrance and shopper's entrance from the double garage leading to a well-appointed renovated kitchen complete with breakfast bar, stone benchtops, dishwasher, gas cooktop, pantry, and double sink. The flooring throughout is easy maintenance with tiles to the main living areas and carpets in all the bedrooms. Both bathrooms have also been tastefully renovated to the highest of standards. The overall presentation inside and outside the home is outstanding, complete with its elegant fixtures, fittings and furniture which is also available.

This fantastic home would be ideally suited to a wide genre of people including:

- * Fly in/fly out workers
- * 1st home buyers
- * Retirees or elderly couples
- * Young couples
- * Investors

Air B&B Other Key Features:

- * 380 metres to gorgeous beaches.
- * Short 2 min drive to the new Coles Florida Shopping Centre.
- * 3-minute drive to 2 great schools: St Damians Catholic and Ocean Rd Primary School with plans for a new High School.
- * 4 mins drive to the Estuary
- * 5 mins drive to "The Cut" 18-hole Golf Course & Dawesville Channel.
- * Reticulated gardens.
- * Garden storage shed.
- * Council rates \$2150 approx.
- * Water rates \$1453 approx.

This property could be your perfect getaway/holiday destination to go surfing, 4-wheel driving or fishing, plus you will be surrounded by an excellent community of people. Beachside living at its best, could be just a phone call away.

Who to talk to Paul Simeone | 0409 298 987 | psimeone@realmark.com.au