

# 55 Estuary View Road, Dawesville, WA 6211

## House For Sale

Tuesday, 23 January 2024



55 Estuary View Road, Dawesville, WA 6211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



JoAnn Yandle  
0895340003

## Offers Over \$645,000

Jo-Ann Yandle would like to welcome you to 55 Estuary View Road Dawesville. Fabulous 1012m<sup>2</sup> block that has plenty of scope for a second dwelling or granny flat for the extended family. Comfy 3 bedroom cottage with estuary views and jarrah timber flooring. So much potential to make this your holiday paradise/permanent home. FEATURES INCLUDE: 3 Bedrooms 1 bathroom 2 wcs. Extra shower in the laundry. Front verandah Lounge room with a split reverse cycle air conditioner and ceiling fan Kitchen with gas stove and dishwasher Meals area with ceiling fan. Master bedroom with split reverse cycle air conditioner and ceiling fan 2nd bedroom with built in robes Main bathroom with shower, bath and vanity. 3rd bedroom with ceiling fan Sunroom with ceiling fan. Laundry with shower and separate wc 50 litre electric storage hot water system. Garden shed. Single lock up garage Bore, reticulated lawns. Large backyard Sewer connected. Land area: 1012sqm Shire Rates: \$1850.00 Water Rates: \$1266.00 Great opportunity to invest in a lovely treed location. Meander down to the Estuary. Spend your weekends fishing, crabbing, cycling, kayaking, surfing or perhaps playing golf, lawn bowls or tennis. Local shops, restaurants, sporting clubs, boat ramps, beaches are only minutes to drive to. Invest in this stunning suburb where you will feel like you are on holidays all year round. For inspections please call Jo-Ann Yandle on 0418 944 754 Living In and Loving Dawesville