

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

Mandurah

**House For Sale**

Saturday, 17 August 2024

58 Acerosa Boulevard, Halls Head, WA, 6210

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 3**

**Type: House**



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## ONE OF A KIND!

Well, actually two! Yes, this amazing home has been built as two separate residences.

North facing and taking in the stunning ocean views from both levels, this unique and sensational home must be seen to believe.

Architecturally designed 6-bedroom, 4-bathroom residence with no expense spared, this home is the definition of absolute pure luxury.

A masterpiece of effortless style & sophistication with a fusion of modern contemporary and an industrial flair. Offering a versatile and functional floorplan striking the perfect balance between relaxed family living and stylish entertaining.

The ground level home has a potential rental return of \$500 per week, providing a great opportunity to move in upstairs and additionally receive an instant income.

Upstairs level has recently been appraised with a potential weekly rental amount of \$600 per week. Alternatively, they would both make ideal Air BnB's.

Zoned R60 and built to commercial standards (Class 2 building) you also have the option to strata title the property and sell the bottom unit.

There are so many incredible features to delight the senses from the internal brick walls, shadow line cornices, quality lighting, abundant storage to name a few.

Combined with the fantastic location and breath-taking views, once you arrive you will not want to leave.

### Upstairs

- ?Stunning and private front entry
- ?Luxury 4 bedroom, 2 bathroom plus study nook
- ?Master bedroom with walk in robe, ensuite with double vanity and double shower & access to private balcony
- ?Bed 2 queen size with double built in robes, access to rear balcony
- ?Bed 3 & 4 single & half with double BIRS
- ?Huge open plan living all with amazing ocean views
- ?Large kitchen with fridge/freezer recess, plumbed water & two ovens
- ?Caesar stone benchtops throughout
- ?11m x 4m balcony with built in BBQ
- ?Ducted reverse cycle air-con
- ?Double garage with large store area
- ?4m x 4m workshop behind garage
- ?All windows double glazed and tinted
- ?Separate Power & Gas Metre
- ?Alarm upstairs & CCTV for outside
- ?House 1: Total under roof 317.48sqm

### Downstairs:

- ?Ocean Views
- ?2 bed, 2 bath, 1 carport
- ?Kitchen, meals & family area
- ?Laundry with private court yard
- ?Split Reverse cycle air con
- ?3m x 10.9m front entertaining

- ☑ Instant gas hot water
- ☑ Gated single carport
- ☑ 4m x 1.2m storeroom
- ☑ Separate power & gas meter
- ☑ House 2: Total under roof 154.40sqm

Centrally located in the extremely popular Seascapes precinct, opposite the park and only metres away from Spill the Beans café, restaurants, take away outlets, Liquor Barons & IGA shopping centre.

Don't miss out on this amazing property, call Michael Goodwin today on 0417 927 159.

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