

60B Sandpiper Avenue, Djugun, WA 6725



House For Sale

Monday, 1 July 2024

60B Sandpiper Avenue, Djugun, WA 6725

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 345 m2

Type: House



Giles Tipping
0891922122



Monica Cowen
0891922122

Offers Above \$530,000

*** BUYER NOTICE***Property is currently leased to GROH at \$750pw until October 2024. Tenant has indicated a willingness to increase rent to \$900pw if a buyer wishes to extend the current lease***Welcome to your new sanctuary! Nestled in the friendly, family-oriented Roebuck Estate, this beautifully maintained 2-bedroom, 2-bathroom home is a testament to comfortable living. Built in 2010 on a spacious 345 sqm lot, it boasts easy-to-maintain gardens that offer both tranquility and charm. Step inside to find a bright and airy living space, complemented by modern finishes and large windows that invite natural light throughout. The well-equipped kitchen features quality appliances and ample counter space, perfect for preparing delicious meals and entertaining guests with ease. Both bedrooms are generously sized, including the spacious master with ensuite. Both bedrooms have large built-in robes, split system air conditioning and provide plenty of room for rest and relaxation. The main bathroom is conveniently located nearby, ensuring practicality and comfort for residents and visitors alike. Outside, the neatly landscaped gardens provide a peaceful retreat for outdoor activities or simply unwinding after a busy day. The fenced backyard offers privacy and security, ideal for children and pets to play freely. There's off street parking for two vehicles plus a handy lockable store room for all your tools and toys. Situated in a small, private complex of just 4 dwellings, this home offers the perfect balance of suburban tranquility, urban convenience and perhaps best of all, NO STRATA! Located close to Chinatown, Cable Beach, Roebuck Primary School and local amenities, this home promises a lifestyle of ease and accessibility. Don't miss out on the opportunity to make 60B Sandpiper Avenue your new home. Contact us today to schedule a private viewing and discover the charm and comfort that awaits you in Djugun's Roebuck Estate. Your ideal living space is ready and waiting. ESSENTIAL DETAILS:-Council Rates: \$3,051.81 approximately per annum-Water Rates: \$1,564 approximately per annum-Land Area: 345 sqm-Year Built: 2010-Leased to Government tenant until October 2024 at \$750 per week For further property details or to arrange a private inspection please contact Giles Tipping and Cameron Loersch on 0499 322 120 or email cameron.loersch@raywhite.com.