

**9 Boyd Cl, Nickol, WA, 6714**



**House For Sale**

Friday, 30 August 2024

9 Boyd Cl, Nickol, WA, 6714

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Anna Guillester  
0428620894

## Fall in love!

To be sold by SET DATE SALE, with offers closing at 2pm on 16 September 2024.

### What to love?

9 Boyd Close, Nickol, is where effortless living meets functional design! This beautifully maintained 1981 brick home, nestled on a generous 705m<sup>2</sup> block, is the epitome of low maintenance.

The standout feature? A clear, sky-blue pool in the privately fenced front yard, surrounded by a charming mix of pebbled and paved areas with a shade sail providing relief on those scorching Karratha days.

The exterior is a dream for vehicle enthusiasts, with plenty of parking for everything from the family car to your boat and caravan. A smooth, curved concrete driveway leads to a carport and a large storeroom, offering lots of storage options.

Out back, an expansive brick alfresco area supported by solid pillars invites you to enjoy outdoor gatherings with ease – set up the barbeque, stretch out on the recliners and pour yourselves a long cooling drink!

Inside, you'll find two spacious living rooms, one with a custom-built TV recess. Timber-look flooring and large picture windows flood these spaces with light, creating a warm, inviting atmosphere that extends to the semi-open kitchen and dining area.

The kitchen is a cook's delight, featuring a breakfast bar, oversized oven with gas cooktop, stainless steel rangehood, dishwasher, and neutral cabinetry. Over-sink windows provide panoramic views of the entertaining area, perfect for keeping an eye on the action while you're inside prepping meals.

This home is ideal for growing families, with four tile-floored bedrooms, 3 of which have split-system air conditioning, and all with ceiling fans.

Built-in wardrobes are just the icing on the cake.

The family bathroom offers a shower, bath, and a spacious vanity with a trendy arched mirror, while the laundry comes complete with another handy vanity for those quick clean-ups after outdoor adventures.

A separate toilet makes for added convenience and practicality.

This home's in a great location, close to a shopping village, parks, schools and a daycare.

And did we mention the solar panels?

Rejoice in low power bills as a result of these efficiently located power savers!

Don't miss out on this one - offers close at 2pm on 16 September!

### What to know?

Block size: 705m<sup>2</sup>

House size: 140m<sup>2</sup>

Built: 1981

Water Rates: \$1,133.94

Council Rates: \$2,800.00 approx

### Who to talk to?

For more information about the property and the Set Date Sale process, contact Emily O'Brien on 0477 652 423.