

# Unit 3/6 Ibis Way, Djugun, WA 6725



## Unit For Sale

Tuesday, 28 November 2023

Unit 3/6 Ibis Way, Djugun, WA 6725

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 331 m2**

**Type: Unit**



Giles Tipping  
0891922122



Cameron Loersch  
0891922122

**\$525,000**

Are you searching for the ultimate in modern, low-maintenance living? What about the ideal downsizer that doesn't compromise on space or style? What about an easy investment with rental potential at \$1000 - \$1100 per week? Whatever it is you're looking for, you'll find it - plus more - in this gorgeous 3 bed, 2 bath townhouse in the highly sought-after Roebuck Estate (Djugun). Split over two beautifully crafted levels you'll discover a spacious, flexible interior, coupled with thoughtfully crafted living spaces delivering modern, low-maintenance living both inside and out. Light and bright, downstairs boasts spacious tiled open-plan living and dining areas that flow into the modern central kitchen with feature wood-look cabinetry, stainless steel appliances, gas cooktop, tiled splashback and long breakfast bar. Other features include the separate laundry with built-in linen cupboard, separate W/C, large double carport with rear storeroom, air-con, ceiling fans, modern downlights, window blinds, security screens and more! Upstairs you'll discover the bedroom zone that boasts 3 generous-sized bedrooms - all with built-in robes, split-system air con and ceiling fans, including the spacious Master that comes with private ensuite. The front two bedrooms have access to the large main bathroom, a separate study nook and the tiled balcony, ideal for sitting back and enjoying the cool afternoon breeze. Out the back you'll discover the undercover alfresco area perfect for entertaining overlooking the easy-care gardens with enough room for a plunge pool if you desire. Located in the gorgeous Roebuck Estate and boasting easy access to both Town and Cable Beach, it's location meets lifestyle with vibrant, modern living just minutes from it all. ESSENTIAL DETAILS • Shire \$2,902.13 approx. pa • Water \$1,525.15 approx. pa • Strata Levies TBA • Year Built 2008 • Land Area 331 SQM For further property details or to arrange a private inspection please contact Giles Tipping on 0408 097 248 or email [giles.tipping@raywhite.com](mailto:giles.tipping@raywhite.com).