



## FOR SALE

### BRING THE CARAVAN & BOAT AND SIMPLY RELAX!!

Looking at getting away from the hustle and bustle and unwinding in the beautiful suburb of Bouvard?? Then you must inspect this well presented four bedroom, two bathroom home with all the extras on a 912m2 block and only 400m from the Estuary Foreshore.

This property has so many bonuses that it makes it a standout from the rest:

- Fully powered 8m x 5m shed (Man Cave) with adjoining carport, benches, storage & sink.
- Huge side access plus hard stand with massive height clearance to store the boat / caravan out of the weather.
- Enormous wrap around patio, perfect for entertaining and relaxing including bar.
- Outstanding 8m x 4m underground pool with cabana and separate hidden garden shed storing equipment & pool pump.
- Stunning established gardens/lawns that are fully reticulated plus small rain water tank.

This cosy brick and tile home has recently been given a new lease on life with internal painting plus new carpets and flooring. The property also includes a large A/C Split System in living area, ceiling fans, security screens on all doors, built in robes to bedrooms and dishwasher.

Located on a quiet cul-de-sac street this property gives you the opportunity to sit back and enjoy your favourite pastimes in a beautiful part of the world. Crabbing, boating and fishing are all fabulous ways to spend your days plus walks along the estuary or just being outside enjoying the fresh air and scenery. Just down the road is the Bouvard boat ramp and walking distance is the Bouvard Tavern. Less than 10 minutes away by car are two primary schools, Dawesville IGA, "The Cut" Golf Course, Dawesville Channel, beautiful beaches for four wheel driving or surfing and the larger Miami shopping precinct. Why travel all the way down south when this is only an hour and a bit out of Perth.

Call Daniel Bandy today for more details or to view.

4 BED | 2 BATH | 1 CAR

PRICE:  
\$380,000

OPEN FOR INSPECTION:  
N/A



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