12 LUILL CRESCENT, DAWESVILLE, WA, 6211









SOLD

ONE-OFF CHARACTER HOME ON HUGE 1182M2 BLOCK WITH 7M X 6.5M SHED

Tucked away on one of the highest points of Dawesville this splendid three bedroom, two bathroom character home is situated on a huge 1182m2 block and priced to meet the market. Located in a quiet part of town and close to the new IGA Shopping Centre and stunning Peel Estuary this unique home is looking for new owners to make it their own. If you're looking for the ability to securely park the boat and/or caravan then this property can definitely accommodate. Imagine launching your boat just down the road, enjoying the breathtaking water scenery on your walks down the estuary or taking a quick drive to the world class beaches or play golf at the amazing "The Cut" Golf Course. With the recent sewer connection this property also has the potential of being sub-divided into a duplex block in the future.

The ground floor of this surprising home consists of a central modern kitchen fitted with stainless steel free standing 900mm oven, range-hood & five burner hot plate, timber finish benchtops, plenty of cupboards and cabinets, dishwasher and fridge/freezer recess. Off the kitchen is a large dining area, warm family living room, separate study nook plus the two generous bedrooms both with double built-in robes plus the second bathroom with spa bath and shower.

Once you enter the first floor it opens up onto the parents retreat area with the large master suite including walk-in-robe and both rooms having sliding doors leading off onto the balcony with wonderful tree-lined views. Upstairs has been finished with exposed beams, galleried landing and the most unique and well-designed en-suite you are ever likely to see with a double vanity.

Other features of this special property include:
• Split System Air Conditioning to lower level and second floor
• Expansive 7m x 6.5m colour-bond powered shed with extra height clearance & remote roller door
• Hard stand parking for a boat, caravan, trailer etc. directly next to the shed
• Double lock up over-sized garage with built in workshop
• Spacious outdoor entertaining alfresco perfect for the BBQ's
• Tiled & timber floors to the main living and kitchen with carpeted bedrooms
• Separate laundry

Externally this property has so much potential with the expansive rear backyard currently a blank

3 BED | 2 BATH | 0 CAR

PRICE:
$450,000

OPEN FOR INSPECTION:
N/A



Daniel Bandy
0407757255
danielbandy@atrealty.com.au
www.atrealty.com.au