37B WINDERMERE ROAD, LOWER KING, WA, 6330









SOLD

RARE FIND IN PRIME LOCATION!

If you're after a smaller, low maintenance home in a prime location, then this is it!

A young couple planned and built this home in 2009 to suit their needs. Their requirements were specific:
• A small block to build a modern, low maintenance home that will need minimum care
• a quiet area with minimum traffic noise so they you could relax in their free time
• close to the water where they could fish and kayak or just enjoy the tranquil views
• a park close by for their young family
• quiet streets where they could enjoy a run, or walk the dog safely
• and maximum privacy

They were extremely lucky finding a private, 442 sqm subdivided block on a curve that allowed 37A and 37B to have their own entrances, rather than the usual panhandle and shared driveway.

It's not easy to plan a home with 3 bedrooms + a theater room/4th bedroom/study, with an en suite and a full family bathroom, laundry, open plan lounge/kitchen/dining area in such a small space, but they did it. They even managed to separate the MES from the others for added privacy and fit in a double, remote garage with direct entry into the home on the side.

Their space priority was maximum living/entertainment, so they made the bedrooms a little smaller than usual and incorporated a fully screened, gable roofed patio next to the living area. This spacious patio runs the length of the home and flows from the living area. This is the ideal entertainment space where they gather with family and friends throughout the year.

The home is beautifully positioned to get maximum winter sun on the patio side, so there's somewhere pleasant to unwind all year round. It's also an ideal area to dry washing in winter…

Oyster Harbour Shopping Centre and the popular Bayonet Head Primary school is close by. Town centre is a mere 15 minutes' drive away.

This is the ideal easy care, lock and leave home in a beautiful suburb known for peace and quiet and exceptional bird life, so should appeal to many buyer types - including first home buyers, couples, small families, retirees and investors.

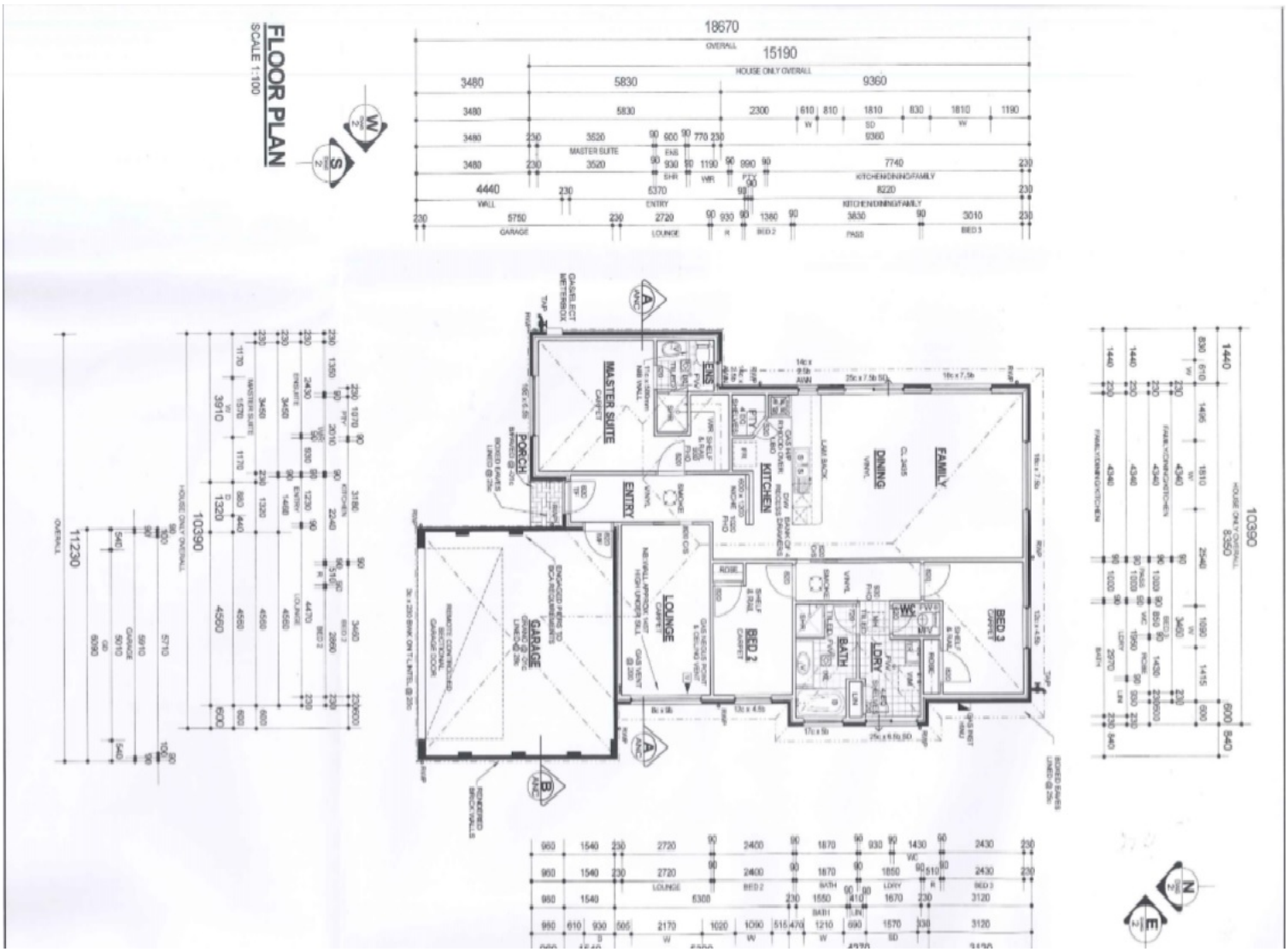
3 BED | 2 BATH | 2 CAR

PRICE:
$355,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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