



**SOLD**

## THIS IS THE ONE!

If you've been looking for an opportunity to invest in a solid home in popular Mira Mar, then here's your chance!

Why is Mira Mar so popular? 57 Seymour Street is situated only 1.4km/2 minutes' drive from Middleton Beach with its restaurants, pubs and magnificent boardwalk. It's only 2.6 km/4 minutes' drive to Dog Rock Woolworths, under 2 km to Albany High and Primary Schools and less than a kilometre's walk to Lake Seppings.

This lovely 1965 built home boasts high ceilings, spacious rooms and big windows to ensure that it's light and bright throughout the year.

Driving past you'll notice that the slightly elevated brick veneer home is set back from the road and screened by shrubs and trees. There is parking for two or more cars near the stairs leading to the front patio from which you can enjoy distant sea views. Alternatively, you could drive around the side to the fully enclosed and secure backyard.

On entrance you'll note a corridor on your left which contains the bedrooms, modern bathroom, second toilet and a large laundry. The main bedroom faces the front.

To the right is a large lounge area flowing into a dedicated dining room through glass sliding doors which in turn accesses the light and bright, fully renovated kitchen.

The modern kitchen with its pleasing neutral tones in white and soft grey, is central to the home. It overlooks the back patio and yard with access to the dining area as well as the corridor. It boasts a walk-in pantry, a built-in oven with a gas hob, a 2-year-old dishwasher and plenty of cupboard and bench space for a family.

The end of the corridor houses a large laundry complete with a double wash trough, plenty of space for appliances and a big window looking out to the undercover BBQ area. A very convenient second toilet is next to the laundry.

The gorgeous, modern bathroom consists of a shower, bath, basin and a toilet; followed by two double sized bedrooms (no built in cupboards but ample space) and the large main bedroom at the front of the home with built-in robes.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$450,000

**OPEN FOR INSPECTION:**  
N/A



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