

**13 Kapang Drive, Cable Beach, WA, 6726**



**House For Sale**

Monday, 28 October 2024

13 Kapang Drive, Cable Beach, WA, 6726

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Sunset Turn-key Treasure

Discover your dream coastal retreat in the highly sought-after area of Sunset Park, Cable Beach. This beautifully restored home combines modern elegance with classic charm, offering a welcoming atmosphere from the moment you step through the generous entryway.

The spacious master bedroom boasts an ensuite and a walk-in robe, enhanced by new hybrid wood-look flooring, providing a luxurious touch. Two additional large bedrooms feature multiple built-in robes and a cozy study nook, making this home perfect for busy families. The substantial second living area, mirroring the master suite, has the potential to be transformed into a fourth bedroom, offering versatility for any lifestyle.

The heart of this home is the expansive open-plan living, kitchen, and dining area, where you'll find a large kitchen designed for both functionality and style. With an abundance of bench space, a built-in pantry, and modern appliances including a dishwasher, gas stovetop, and built-in microwave, this kitchen is a chef's delight. Enjoy meals at the breakfast bar under the stylish pendant lighting or unwind in the bright, airy living spaces that flow seamlessly to the outside entertaining areas through multiple glass sliding doors.

The clean, coastal colour palette throughout is complemented by quality tiled living areas, LED lighting, and ceiling fans, ensuring a fresh and comfortable ambiance year-round.

Step outside to your own outdoor oasis, featuring an inviting patio entry and an expansive undercover entertaining area to the rear of the property, perfect for hosting friends and family. Dive into the brand-new below-ground saltwater pool for ultimate recreation and relaxation, temperature controlled for year round use. Take advantage of the double carport and additional parking space for boats, caravans, or trailers, thanks to the fully gated side access. The property is fully fenced and secure, with cyclone screens for added peace of mind. Low-maintenance tropical lawns and gardens, fully reticulated, provide a picturesque tropical setting with minimal upkeep.

Location is everything, and this property is just moments away from the pristine dunes of Cable Beach, along with Sunset and Maritana Park, which offer playground facilities and shaded walking paths. Enjoy being at the heart of Broome's premier resort precinct, surrounded by popular bars, restaurants, and cafes, all while relishing the close proximity to the iconic white sands of Cable Beach. With the revitalisation of the Cable Beach frontage currently underway, this area is poised to reflect its world-class location more than ever. Don't miss the opportunity to make this stunning coastal home your own!

This beautiful coastal homes features are:

Main House:

- \* Welcoming generous entryway
- \* Spacious master bedroom with ensuite and walk in robe, new hybrid wood look flooring
- \* Two other large bedrooms with multiple BIR's, study nook
- \* Substantial second living area mirroring the master suite - potential fourth bedroom
- \* Second bathroom with shower and bathtub
- \* Separate laundry with additional in-built storage
- \* Large kitchen with an expanse of bench space, built in pantry, overheads, dishwasher, gas stovetop, oven, breakfast bar island bench, pendant lighting, in-built microwave
- \* Large open plan living, kitchen and dining
- \* Fresh, clean and crisp, coastal timeless colour pallet
- \* Quality tiled living areas throughout, providing easy low maintenance living
- \* Modern LED lighting throughout
- \* Quality window treatments throughout
- \* Ceiling fans and split system air-conditioning throughout

\* Multiple glass sliding doors connecting inside living to outside entertaining areas

External:

- \* Inviting patio entry frontage
- \* Expansive rear entertaining undercover area
- \* Below ground saltwater pool - new - with temperature control heater/chiller
- \* Rear insulated store room
- \* Double car undercover carport, side gate entry
- \* Driveway extension for extra parking
- \* Side fully gated space for further parking of boats, caravans or trailers
- \* Insulated rear storeroom
- \* Fully fenced and secure
- \* Cyclone screens throughout
- \* Fully reticulated low maintenance tropical lawn and gardens

Location, Location, Location

- \* Sunset Park the pinnacle of the Cable Beach Resort area
- \* Exceptional walking proximity to the dunes of Cable Beach
- \* Sunset Park and Maritana Park and playground facilities, shaded local walking paths only a short distance away
- \* Broome's pinnacle resort precinct amongst popular bars, restaurants, cafes, pubs and unbeatable vicinity to the white sands of our famous Cable Beach
- \* Revitalisation of the Cable Beach frontage currently in-progress to fully rejuvenate the area to reflect its world class location

- Shire \$4,300.00 approx. pa
- Water \$1,500.00 approx. pa
- Built in 2001
- Renovations in 2023
- New pool installed 2024
- Land Size 782 sqm

Don't miss out on this amazing opportunity in the highly desired location of Sunset Park Estate, call Helen today on 0462 212 212.

\* The digital images on our website, social media, and marketing materials are for illustrative purposes only. Some images may be enhanced or altered and may not represent the current condition of the property.