

35/2131 Old Coast Road, Bouvard, WA, 6211



House For Sale

Friday, 15 November 2024

35/2131 Old Coast Road, Bouvard, WA, 6211

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Paul Simeone
0895374444

Unique Holiday Lifestyle on a Budget

SET DATE SALE: All offers are to be presented by 4pm Wednesday 27th November 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

What to Love

If you are looking for a place to call home permanently or just wanting a perfect holiday destination to relax on weekends, this 2 x 1 solid brick and tile Chalet is uniquely located on the tranquil & serene shores of the Peel Harvey Estuary, providing the perfect get away for you and your family or friends to escape the hustle & bustle of everyday life.

The "Gold Acre Chalets" are a secure gated community with direct private access to the Estuary via the foreshore and boat launch area, ideal for fishing, net fishing, scoop crabbing, kayaking, plus there are well-maintained grounds including a swimming pool, tennis court, playgrounds and parking for the boats and caravans. This place simply has everything at your fingertips with a newly opened Café right next door, new Coles Florida Shopping Centre just 10 minutes away as well as pristine white sand beaches and 4 Wheel Driving with the added bonus of quick Freeway access via Lake Clifton Rd to Perth's C.B.D. being just over 1 hours' drive away or the Great Southwest. This place could be your true ticket for unwinding and destressing.

What to Know

KEY FEATURES INCLUDE :

- * Spacious open plan lounge/dining/ kitchen with Panasonic reverse cycle air-conditioning.
- * Private gated complex off main road.
- * Solid double brick & tile construction.
- * Two generous bedrooms including king and queen sized suites.
- * 10-meter undercover carport.
- * Lovely practical kitchen.
- * Common bore water supply.
- * Caretaker in place for common lawns.
- * Partially renovated bathroom/laundry.
- * Floor covers include a combination of tiles, lino and carpets.
- * Lock up Shed.
- * Sensational full length patio overlooking park & pool.
- * Extra parking bays for boats, caravans & visitors.
- * Fully Furnished.

- * pets allowed.
- * Strata Fees - \$2,520 per year
- * Water Rates - \$0
- * Rates \$ 1,752 per year
- * Can be rented out with approximate rental yield - \$350 per week

If you're looking for a safe and secure place to call home, rent out or to holiday anytime you like with a real community feel, down by the estuary, then be sure to come and check out this wonderful lifestyle on a budget.

Who to talk to

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