

**71 Fifth Ave, Shoalwater, WA, 6169**

*Elders*

**House For Sale**

Wednesday, 20 November 2024

71 Fifth Ave, Shoalwater, WA, 6169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



David Parlor  
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## BEAUTIFUL FAMILY HOME JUST A SHORT WALK TO THE BEACH!

The Open Negotiation has started. (Open Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Situated in a pristine coastal position just a short stroll to the breathtaking beaches sits this outstanding family home. The 171sqm interior offers a truly flexible floorplan with delightful additions that include a private retreat to a rear facing bedroom, a dedicated study or home office, and an enclosed patio for a sunroom effect, with the 600sqm block expertly landscaped with lush lawn, established trees and a shaded alfresco for entertaining.

The master suite sits to the front and has been utilised successfully as a beauty salon for many years, with plumbing in place this property would be ideal to set up your own home salon business.

Progressing further into the home, a spacious study is complemented with a wealth of living options to the centre, including both a formal lounge and an open plan family hub, with that enclosed patio offering sliding doors to both the living space and gardens for a seamless flow and an absolute multitude of uses. Bedrooms 2 and 3 are placed to the rear, with direct patio access, while the double garage sits to the front with roller door entry for secure parking, with the added benefits of an alarm system, solar panels and roller shutters making this an inviting opportunity for anyone seeking move-in ready living in a premium beachside setting.

Features of the home include:

- Centrally placed kitchen, with an in-built stainless-steel wall oven, gas cooktop and rangehood, with a wraparound benchtop with breakfast bar seating and extensive cabinetry, plus a corner pantry, microwave and dishwasher recess, and a handy shoppers entry from the garage
- Light filled living and dining space, with tiling to the floor, sweeping natural light and sliding doors to the enclosed patio
- Formal lounge to the front of the property, carpeted to the floor with an open design for ease of transition throughout
- Designated home office, with timber laminate flooring and natural lighting
- Sensational enclosed patio with sliding doors to both your internal living, and external alfresco, for a seamless flow throughout and an exceptional space to entertain, with its design open to a variety of uses including a games room, sunroom or additional lounge, and furnished with timber laminate flooring and downlighting
- Master suite to the front of the home, with timber laminate flooring, dual walk-in robes and a large window to overlook the front garden, with plumbing in place for its current use as a treatment room, while the ensuite sits behind double doors with a glass shower enclosure, vanity and private WC
- Two further spacious bedrooms to the rear of the home, with carpet to the floor and built-in robes, with one offering a sizeable activity or retreat space and direct access to the external patio
- Large family bathroom with a shower unit and bath, plus a private WC and extended vanity to the powder room
- Laundry with cabinetry and counter space and a linen closet to the hallway
- Ducted reverse cycle air conditioning throughout, with a gas bayonet point
- Roller shutters to the windows
- Sheltered cooldeck patio to the rear of the property, with paving to the floor, a raised garden bed to the side, and ample space to entertain or relax
- Lawned back garden, with a variety of trees for both shade and appeal, with a border of plant life and a garden shed for storage
- Lawned front yard with established plant life for privacy from the street and a welcoming entry
- Automatic reticulation from the bore for ease of upkeep
- Alarm system for added peace of mind
- Solar panel system with 12 panels
- Double remote garage

Built in 2004, this superb property sits just a quick stroll to the exceptional beaches and coastline ensuring this area's popularity with both locals and holidaymakers alike, with highlights such as Penguin Island, parkland with play equipment

and the tranquility of Lake Richmond all just seconds from home. The local IGA is within walking distance, with plenty of coastal cafes to explore and of course Rockingham Foreshore with its exciting dining and shopping options, while for the everyday you have a choice of schooling nearby, and convenient road and public transport connections to the surrounding suburbs and further afield.

Contact David Parlor today on 0412 734 727 to arrange your viewing.

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