



## 2 Leeward Close, SAFETY BAY, WA 6169

Charming 3x1 Situated on a Generous 776sqm Block (approx.) in the Highly Sought-After Beachside Suburb of Safety Bay!

With plenty of room, this well-established property is so neat and tidy to either add to your investment portfolio or move into when the time comes.

Featuring 3 bedrooms, all with built in robes, 1 family bathroom, a quaint kitchen with ample storage and bench space plus a built-in pantry, multiple living areas consisting of a sunken front lounge, an open plan family living area and an additional family room extension/games room and 2 split system reverse cycle air-conditioners for temperature control.

Outside features an A-frame patio area, perfect for outdoor entertaining, a powered workshop for the handyman, 2 additional storage sheds and beautifully presented gardens.

Ideally located within a short distance of shopping facilities, schooling, public transport, beautiful parklands and the beautiful beaches of Safety Bay.

**TYPE:** Sold

**INTERNET ID:** 300P100721

**SALE DETAILS**

**Offers Invited - Price Guide Mid \$400's**

**CONTACT DETAILS**

**Rockingham Baldivis**  
14/10 Livingstone Tce  
Rockingham, WA  
08 9599 6600

**Tony Ansara**  
0410 107 787

Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available.

\*This property is currently on a fixed term lease currently expiring on 13th April 2023 at \$410.00 per week.

#### Property Features

Year built 1995

Lot size (approx.) 776m<sup>2</sup>

3 Bedrooms (Master bedrooms with a semi ensuite bathroom and built-in robe, Minor bedrooms with built-in robes)

Family bathroom (plus a powder room, 2 toilets)

Sunken Front living area with raked ceilings

Open plan kitchen, family, dining area

Games room/Activity room/ or 4th bedroom

Split system reverse cycle air-conditioners x 2 (Games room and front living area)

Gas bayonet point

A-framed patio

Beautifully presented gardens

Powered workshop

2 storage sheds

Single carport

#### Location Features

Panama Place Reserve 170m (approx.)

Nearest bus stop (Read St After Willmott Dr) 550m (approx.)

Malibu Shopping Centre 1.1km (approx.)

Safety Bay Foreshore 2.1km (approx.)

Rockingham Centre 2.7km (approx.)

Rockingham Train Station 4km (approx.)

Perth 53.3km (approx.)

#### Schools

Bungaree Primary School 3.1km (approx.)

Cooloongup Primary School 2.7km (approx.)

Safety Bay Primary School 3.5km (approx.)

East Waikiki Primary School 3.5km (approx.)

Safety Bay Senior High School 1.2km (approx.)

Rockingham Senior High School

Warnbro Community High School

Star of the Sea Catholic Primary School

Kolbe Catholic College

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence.

Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

- Land Area 776.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport















