

22A McKenzie Road, SHOALWATER, WA 6169

SOLD BY SHAUN GROVES

THE BLUE-CHIP HEART OF SHOALWATER

You've got the best of both worlds, just far enough away from the glare of Arcadia Dr, yet close enough to walk to the ocean in a few minutes. And what about the house? Prepare to fall in love—it's simply divine. An enchanting, modern home that is stylish on the outside, and warm and welcoming on the inside.

A superbly convenient lifestyle, close to absolutely everything. Walk out of the front door, and within a few hundred metres you will find the cool waters of the Indian Ocean, Cape Peron, and Perth Wildlife Encounters.

This truly is a home that is dedicated to family gatherings and memorable moments.

Features

Quintessentially modern with character features throughout

Generous living areas offering a multitude of options

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 300P139716

SALE DETAILS

Offers From \$829,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Shaun Groves
0414461976

Well-appointed kitchen with gas cooktop, under counter oven, and plenty of prep and storage space

Overlooks family area so you are always one with the family

Dining area to seat 8 or more

Additional family area than can be used as formal lounge

Master bedroom is located downstairs

Beautiful ensuite with double vanity

2nd, 3rd and 4th bedroom are all upstairs

Study

Separate laundry

Air conditioning

Outside Features

Generous alfresco with gabled roof

Double garage with shoppers' entry

Small manageable garden with artificial turf

Shed

Location

600m* to Shoalwater Bay beach (Google Maps)

1km* to Carlisle St Boat Ramp (Google Maps)

1.3km* to Cape Peron (Google Maps)

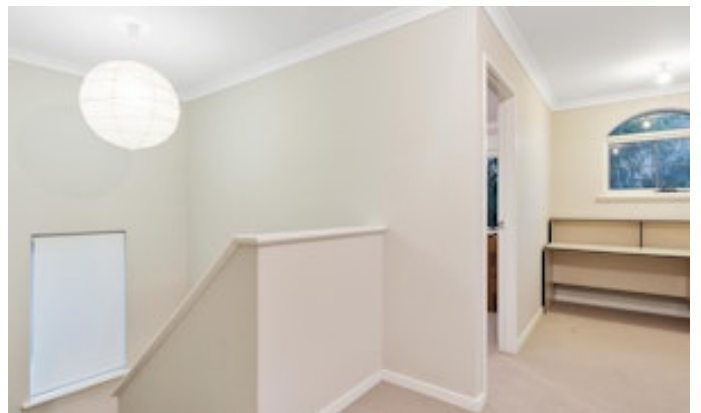
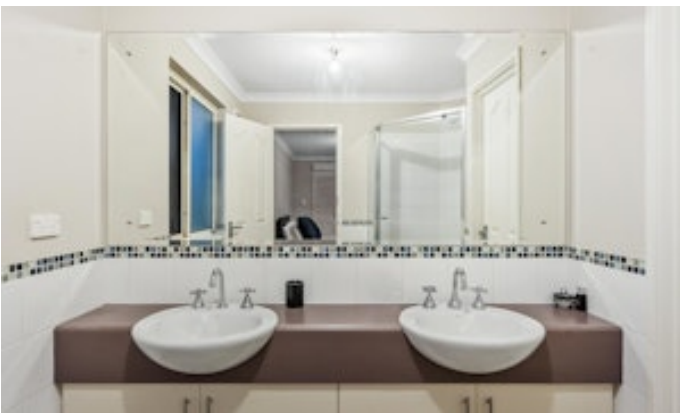
3km* to Rockingham Foreshore (Google Maps)

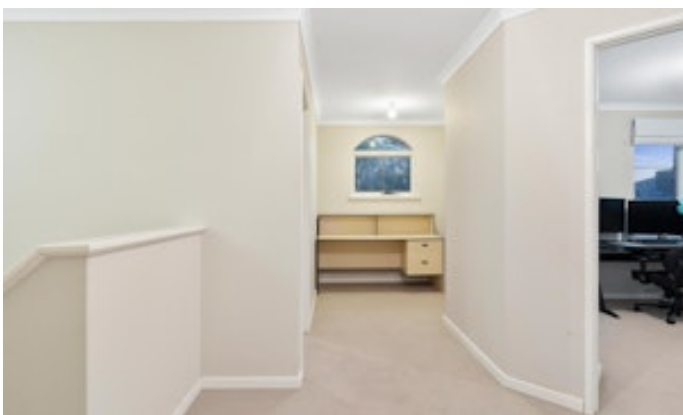
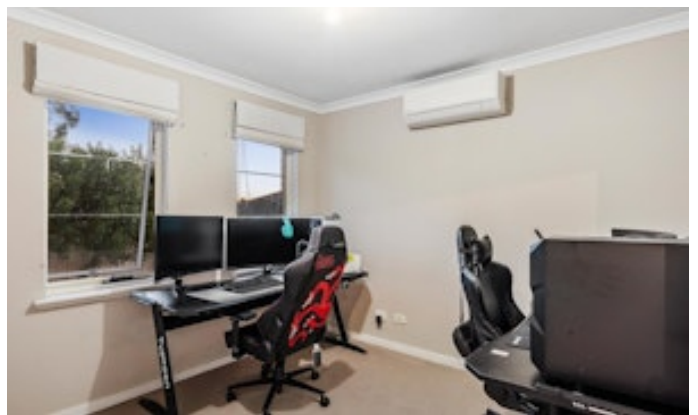
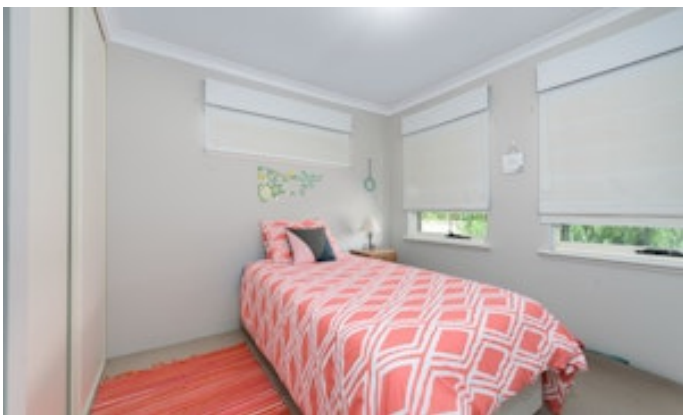
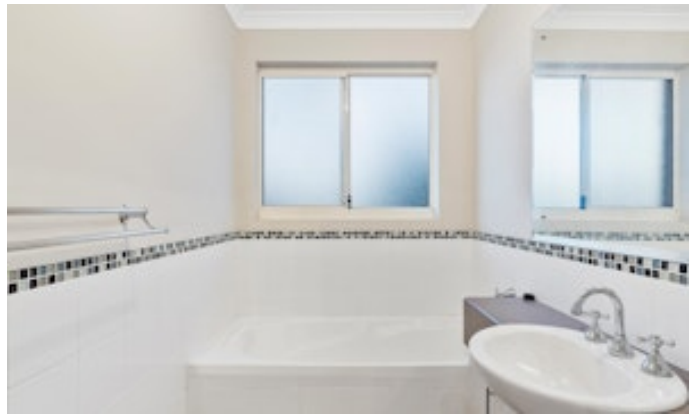
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries,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

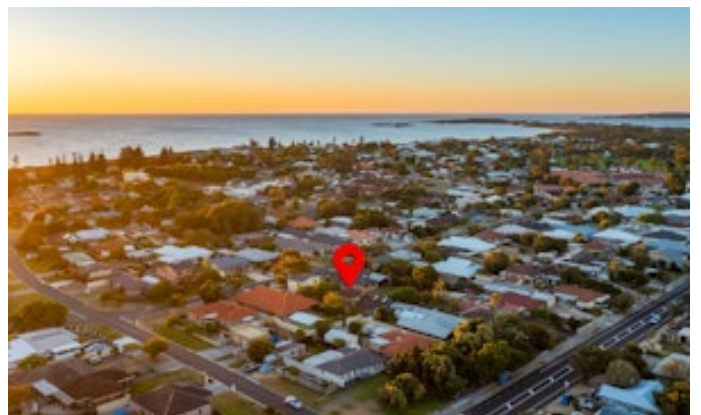
*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 572.00 square metres
- Building Area: 206.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











GROUND FLOOR PLAN

FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

22A McKenzie Rd, Shoalwater