



## 35 Stewart Street, MIRA MAR, WA 6330

### Dual Living, Stupendous Location, Ocean Views

If you are looking for something out of the ordinary, this wonderful property has it all, with three capital O's. In a superb Mira Mar location offering easy access to the centre of town and stunning Middleton Beach, this cracker sits on a giant 1,214sqm lot with absolutely brilliant ocean views to King George Sound and her islands. The home itself is full of character, quirkiness, and genuine warmth, and is set up to allow for separate living on the upper and lower levels, providing plenty of options if you want to earn a bit of rental income, or live with extended family members. The garden is another feature, with landscaped attractive front gardens and an imposing facade creating great street appeal, while the back garden is truly epic, in tropical style with a huge variety of mature trees and bushes punctuated by humungous granite boulders. A shed of around 55sqm has been cleverly fitted in to take all your gear and provide a bit of workshop space.

Mira Mar is popular for a reason, being in an absolutely prime position without the price tag of Middleton Beach. This is a great neighbourhood for families, with lots to do and minimal travel times whatever you are up to. Views are not a given though, and these ones are particularly good! With an easterly aspect, the home is filled with light and warmth from the moment the sun comes up, and you can enjoy a sunrise coffee from the fabulous deck, or enjoy entertaining friends while the sun goes down and the lights start twinkling on Mount Clarence.

**TYPE:** For Sale

**INTERNET ID:** 300P183769

#### SALE DETAILS

**Offers above \$900,000**

#### CONTACT DETAILS

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Blair Scott**  
0459 024 026

This is a wonderful spot for professionals and families who appreciate character, who want something a bit special. The brilliant spot and stunning views are just a bonus!

- Awesome home absolutely full of character
- Mira Mar location offers easy access to town and beach
- Lovely street appeal with attractive front garden and facade
- Brilliant views to Middleton Bay and islands, and Mount Clarence
- Potential for dual living upstairs/downstairs, ideal for rental income or family members
- Spacious lounge with feature stone fireplace
- Original kitchen is a great size, fully functional but could be updated
- Amazing top level deck, brilliant for entertaining or to enjoy a coffee while you watch the sunrise
- Upstairs 3 kitchen, living spaces, 2x bedrooms, bathroom, laundry, study/activity, second shower
- Downstairs 3 bedroom, second bedroom or lounge, kitchen/dining, bathroom
- Tropical style rear garden with variety of mature trees and huge granite boulders
- Approx. 55sqm of shed space with scope to build larger shed
- 1,214 sqm lot zoned R25

Fed up of modern, square, boring houses? Love character, texture, and a little bit of quirk? Want the kids to have easy access to beach, parks, town, and school? There is so much to love here!

With many boxes ticked, 35 Stewart St will have serious interest. For your private inspection or more information please contact Blair Scott on 0459 024 026.

Other features: Area Views, Close to Schools, Ocean Views

- Land Area 1,214.00 square metre
- Building Area: 224.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage

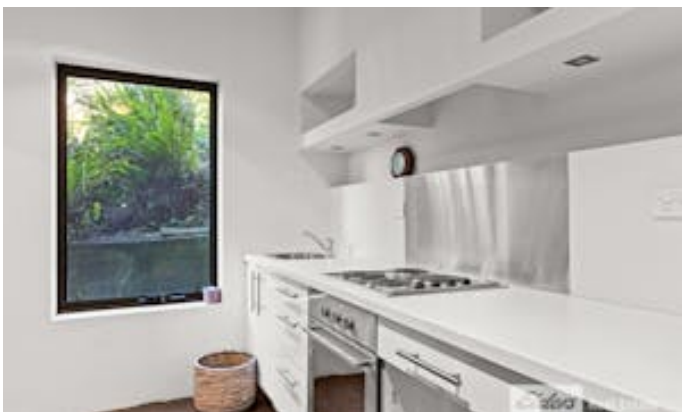
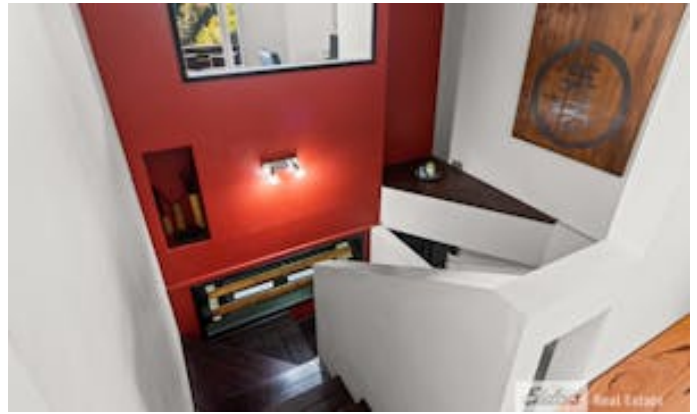


















LOWER FLOOR PLAN



UPPER FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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 All enquiries must be directed to the agent, vendor or party representing this floor plan.

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