



43 Magnolia Crescent, CASTLETOWN, WA 6450

Proudly listed by Julie Jackson and Keith Ogley, Elders Real Estate Esperance

Ideal First Home or Investment Property

Opportunity here for first home buyers or investors to acquire a solid brick and tile home with a 3kW solar panel system in a convenient location in Castletown.

Low maintenance vinyl wood-look flooring features throughout the home which boasts a separate lounge with gas heating and a generous open kitchen/dining area. The kitchen is complete with a gas stove, corner pantry and island bench.

The primary bedroom is located at the rear of the home and offers air conditioning and two double built-ins; the 2 further bedrooms feature double built-ins with ceiling fans and are serviced by a centrally located bathroom with separate shower and bath.

The laundry is equipped with a trough and exhaust fan with direct side access plus there is a separate WC and a double linen cupboard in the hallway.

A single carport UMR offers gated drive-through access to the rear yard where you will

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TYPE: For Sale

INTERNET ID: 300P183896

SALE DETAILS

\$555,000

CONTACT DETAILS

Esperance

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Julie Jackson

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find a large 6x8m shed with a high access roller door, PA door and wood fire.

A generous gabled roofed patio extends the living and entertaining space and is powered with concrete floor.

The lawned rear yard includes a garden shed.

Need to know -

- 3 bedroom, 1 bathroom home
- Brick and tile construction
- Built 1988
- 825 sqm lot
- Zoned R20
- 3kW Solar Panels
- Concrete driveway
- Front verandah, concrete floor
- Front security screen door
- Entrance hall
- Wood-look vinyl plank flooring throughout the living areas and bedrooms
- Separate lounge room, gas bayonet
- Open living area incorporates kitchen and dining with space for a desk, sliding door to patio with security screen door
- Kitchen, double sink, gas oven, corner pantry, cupboard space, fridge recess, overlooks patio
- Primary bedroom, located at rear of home, two double built-ins, air conditioning, security window screen
- Bedroom 2, double built-in, ceiling fan, security window screen
- Bedroom 3, double built-in, ceiling fan, security window screen
- Hallway, double linen press
- Bathroom, walk-in shower, separate bath, vanity, mirror cabinet
- Separate WC
- Laundry, trough, exhaust fan, door to side yard
- Patio, gable roof, spacious, concrete floor, powered
- Single carport UMR, gated access to rear yard
- Colorbond shed, 6x8m, concrete apron, high access single roller door, powered, concrete floor, tile fire
- Lawned area

- Garden shed
- Gas HWS
- Connected to deep sewer

Castletown IGA 800m

Castletown Primary School 950m

Castletown Beach 1.05Km

Town Centre 3.5Km

Bandy Creek Boat Harbour 3.9Km

Every precaution has been taken to establish the accuracy of the above information; however, prospective purchasers are advised to carry out their own due diligence

Other features: Close to Shops, Window Treatments

- Land Area 825.00 square metres
- Building Area: 119.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport





