



12 Amanda Street, CASTLETOWN, WA 6450

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

Simplicity and affordability

Designed to show that bigger does not always mean better, this 'A' frame home is both practical and appealing with a neutral décor throughout.

The downstairs layout consists of an eat-in kitchen with plenty of storage, electric oven, pantry and the adjacent lounge room offers air conditioning. Exposed beams create a characterful atmosphere. A renovated bathroom features a walk-in shower, floating vanity and WC. The laundry offers an in-built bench with trough plus shelving.

The main bedroom, on the second level, has French doors opening on to a balcony that overlooks the front garden. The second bedroom is also located on this level. Both bedrooms are generous in size and are carpeted with ceiling fans and storage cupboards.

Set on a corner lot in a cul-de-sac in Castletown with a private courtyard, concrete driveway, double colorbond garage with one auto door and a fenced rear yard.

TYPE: For Sale

INTERNET ID: 300P184124

SALE DETAILS

Offers over \$445,000

CONTACT DETAILS

Esperance

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ESPERANCE, WA
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Keith Ogley

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Offering an ideal opportunity for first homebuyers or investors. Tastefully modernised, there is nothing left to do but move in and enjoy!

Need to know â##

- 802 sqm
- R12.5/20 Zoning
- Corner lot located in a cul-de-sac
- Double brick and Colorbond 'A' frame residence
- Neutral dÃ©cor throughout

Downstairs layout includes:

- Open living area, wood-look floating floorboards, air conditioning
- Combination of painted brick and plastered walls
- Beamed ceilings
- Modern kitchen, electric cook top, rangehood, electric oven, pantry, storage cupboards
- Renovated bathroom, tiled to ceiling, walk-in shower, floating vanity, mirror cabinet, WC
- Renovated laundry, built-in bench with trough, cupboard, shelving, French door to alfresco

Upstairs layout includes:

- Primary bedroom, wood lined, carpeted, ceiling fan, storage cupboards, French doors to private balcony overlooking front yard
- Second bedroom, wood lined, carpeted, ceiling fan, storage cupboard
- Alfresco entertaining area, concrete floor, sheltered on 3 sides
- Double garage, one electric door, concrete floor, powered
- Concrete driveway
- Fenced rear yard, lawn
- Electric HWS, 80 Litre storage
- Connected to deep sewer

Castletown Primary School 1Km

Castletown IGA 2.1Km

Castletown beach 2.3Km

Bandy Creek Boat harbour 3.8Km

Town Centre 4.7Km

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

- Land Area 802.00 square metres
- Building Area: 106.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage







