



32 Magnolia Crescent, CASTLETOWN, WA 6450

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

Large family home

Be quick to inspect this 4 bedroom, 2 bathroom family residence in Castletown.

Constructed from brick and iron, the home features a shady front verandah, spacious and separate lounge room with air conditioning and gas bayonet, family room with raked ceiling and a well-equipped kitchen with adjacent dining area.

The primary bedroom features two double built-ins and an ensuite. Three further bedrooms are complete with double built-ins, and the main bathroom has a separate shower and bath.

A second WC is located off the laundry.

Entertain with ease in the rear gable roof patio which extends the length of the home. Located on a corner lot, the rear yard also boasts gated access from the side street plus there is a double garage off North Road.

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: Under Contract

INTERNET ID: 300P186204

SALE DETAILS

\$580,000

CONTACT DETAILS

Esperance

81 Norseman Road
ESPERANCE, WA
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Keith Ogley

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Convenient location in Castletown, in close proximity to the primary school, local shops and beach.

Need to know -

- 840 sqm corner lot with side street access to yard
- Zoned R20
- Brick and iron home
- Built 1985
- Front verandah, concrete floor, power
- Fenced front yard
- Lounge room, carpeted, feature brick wall, air conditioning, gas bayonet, door to garage
- Open living area incorporates family room with vinyl plank flooring and raked ceiling, door to front verandah
- U-shaped kitchen, vinyl plank flooring, electric wall oven, 4 burner gas cooktop, double sink, dishwasher, plenty of bench and cupboard space, overhead cupboards, overlooks rear patio
- Dining area, vinyl plank flooring, sliding door to rear patio
- Primary bedroom, carpeted, 2 x double built-ins, ensuite, slate floor, shower over bath, vanity, WC
- Bedroom 2, carpeted, double built-in
- Bedroom 3, carpeted, double built-in
- Bedroom 4, carpeted, double built-in
- Bathroom, tiled floor, separate shower and bath, vanity
- Laundry, tiled floor, built-in bench, broom cupboard, overhead cupboards, trough, door to rear patio, separate WC
- Rear patio, concrete floor, gable roof, length of home, powered
- Rear yard with gated access from side street, lawned, rainwater tank
- Double garage, concrete floor, power
- Solarhart HWS
- Connected to deep sewer

Castletown IGA 700m

Castletown Primary School 800m

Castletown Beach 850m

Town Centre 3.7km

Bandy Creek Boat Harbour 3.75km

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: Carpeted, Close to Schools, Close to Shops

- Land Area 840.00 square metres
- Building Area: 172.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite





