



## 19 First Avenue, SHOALWATER, WA 6169

UNDER OFFER BY TONY ANSARA

Charming Old Australian Style Retreat Situated in the Prestigious Beachside Suburb of Shoalwater!

Nestled in a great coastal location and set on a generously sized 859sqm\* block, this beautifully presented property was designed for relaxed living and outdoor entertaining.

Featuring 3 bedrooms, family bathroom, front living room, well-appointed kitchen with ample bench and storage space, 2nd living area, and laundry with a separate toilet.

Outside features a decked front porch, an amazing patio entertaining area, outdoor shower, large powered workshop with a 2nd toilet, side access, double carport, and spacious backyard with plenty of room for the kids and fur babies to play and run free.

Additional features include ducted evaporative air-conditioning, split system reverse cycle air-conditioner, ceiling fans, slow combustion woodfire heater, solar hot water system and solar panels for energy savings, high ceilings, and beautiful jarrah flooring.

**TYPE:** Under Contract

**INTERNET ID:** 300P186603

**SALE DETAILS**

**End Date Sale - From Higher \$900's**

**CONTACT DETAILS**

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

**Tony Ansara**  
0410 107 787

Located in a great family friendly location, close to beautiful parklands, quality schooling, transport routes, shopping facilities and the stunning beaches of Shoalwater.

Call Tony Ansara anytime with any questions or queries. A detailed property video is available upon request via Whats App on 0410 107 787.

#### Property Features

Year built 1954

Lot size 859m2\*

Decked front porch

3 Bedrooms (Master bedroom with double mirrored sliding robes)

Family bathroom

Front living room

Kitchen with ample bench and storage space

Family living area

Laundry with separate toilet

Ceiling fans

Ducted evaporative air-conditioning

Split system reverse cycle air-conditioner

Slow combustion woodfire heater

Jarraah flooring

High ceilings

Amazing outdoor entertaining area

Spacious backyard

Outdoor shower

Large powered workshop with a 2nd toilet

Side access

Solar panels for energy savings

Solar hot water system

Double carport

#### Location Features

Nearest bus stop (Safety Bay Rd After Richmond Avenue) 230m\*

Shoalwater Oval 350m\*

Shoalwater Shopping Centre 700m\*

Shoalwater Beach 750m\*

Point Peron 2.8km\*

Shoalwater Island Marine Park 2.8km\*

Rockingham Beachfront 3.6km\*

Rockingham Centre 5.1km\*

Rockingham Train Station 6.5km\*

Perth 50.9km\*

#### Schools

Safety Bay Primary School 1.6km\*

Rockingham Beach Primary School 2.5km\*

Bungaree Primary School 5km\*

Safety Bay Senior High School 5km\*

Rockingham Senior High School 4.8km\*

Star of the Sea Catholic Primary School 4.1km\*

Kolbe Catholic College 6.7km\*

South Coast Baptist College 7.2km\*

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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 859.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2









