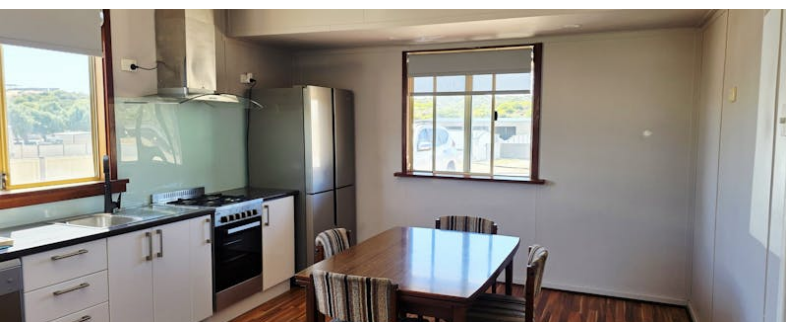




8 Lynton Avenue, GREGORY, WA 6535

Coastal living made easy!

Set in the peaceful seaside town of Gregory, this well-kept three-bedroom home captures the relaxed coastal lifestyle the Coral Coast is known for. Just moments from the water, it offers space, practicality and flexibility on a generous 1,012 m² block - ideal as a permanent home, holiday base or easy-care investment.

Inside, the home is light and comfortable with a modern, open-plan kitchen and meals area, with the lounge room forming the heart of the layout. Three well-sized bedrooms and a neat, functional bathroom make it ready to enjoy from day one. The rear patio is ideal for year-round use with a ceiling fan, wall mounted heater and roller blinds.

Outdoors, there's plenty of space to store and move. The property includes multiple sheds. The largest shed with extra height roller door and a mezzanine level for extra storage, the second shed has a roller door to one side and a slide door to the other, making room for all number of toys and vehicles. There is also a versatile enclosed carport at the front of the property and excellent side access for boats and caravans. There are several rainwater tanks, the water supply can be switched between rainwater and mains, giving flexibility for everyday living.

A dedicated fish-cleaning area complete with its own ablutions provides complete

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: 300P187749

SALE DETAILS

From \$545,000

CONTACT DETAILS

**Elders Real Estate
Geraldton**

Lot 149 Bradford Street
GERALDTON, WA
(08) 9965 8272

Amanda MacLeod
0458 188 111

convenience to the avid fisherman. The home is sold with some furnishings and equipment included - providing an easy, ready-to-use opportunity for the next owner.

Positioned within easy reach of the beach, local store and surrounded by a friendly seaside community, 8 Lynton Avenue delivers comfort, functionality and the freedom of a true coastal lifestyle. Contact Amanda MacLeod today on 0458 188 111 for more information.

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- 7 car garage





