



## 29 Biscayne Street, SAFETY BAY, WA 6169

### PREMIUM COASTAL SETTING WITH SPACIOUS SURROUNDS AND AMPLE OPPORTUNITY THROUGHOUT

Located within a premium coastal setting, this well-placed property sits upon a spacious 809sqm block and overflows with the potential to update and upgrade throughout to create the complete family package. Inside the home, you have 155sqm of living space, with 4 bedrooms and 2 bathrooms, including an ensuite to the master, while a large lounge and dining area offers a comfortable setting to relax. Your kitchen sits centrally and is adjacent to a family room for meals and living, with a generously sized enclosed patio to the rear, allowing a multitude of options for laid back living or entertaining. The gardens are open to opportunity with the substantial size allowing for a variety of uses, with space to add a pool, or create your own private haven for absolute relaxation, given all relevant council approvals of course. While currently you have a large workshop that is reached via drive through access from the carport and a blend of paving and greenery throughout, with a sweeping lawn to the front of the home for instant appeal.

Positioned perfectly, you are a short stroll from your choice of parkland including the epic Centenary Park with its picturesque lake to meander, play equipment to enjoy and endless greenspace, with shaded picnic tables and barbecue facilities to utilize. You are moments from a range of retail options, with both the nearby Waikiki and Rockingham shopping centres within reach, along with added local convenience, while

**TYPE:** For Sale

**INTERNET ID:** 300P191030

**SALE DETAILS**

**Offers From \$799,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Bernie Egan**  
0433707633

schooling and childcare options are easily within walking distance for a family orientated appeal. And for those seeking a straightforward daily commute, you have road, rail and bus connections close at hand, with finally, the spectacular coastline and beaches approximately 700m away, creating a true lifestyle location and an enviable setting for many.

Features of the home include:

- Spacious master suite with soft carpet to the floor and a walk-in robe, with an ensuite equipped with a shower, vanity and WC
- Three further bedrooms, all with carpet underfoot and double built-in robes
- Family bathroom with a bath, shower and vanity
- Separate laundry with direct exterior access
- Centrally positioned kitchen with exposed brickwork throughout, plus an in-built wall oven, ample timber cabinetry and a benchtop that extends to breakfast bar dining, with recesses for the fridge and dishwasher included
- Open family room for living and mealtimes, with a combination of both carpet and tiled flooring, a feature pot belly fireplace for year round comfort and built-in shelving for storage
- Generous formal lounge and dining room, with decorative ceiling roses for character, plus carpet to the floor and a sweeping design that wraps around the kitchen beyond, allowing plenty of space to relax
- Enclosed patio to the rear of the home, ideal for use as a games area or entertaining, with exposed beams to the ceiling, extensive windows for a sunroom effect, and sliding doors to the gardens
- Patio to the side of the home for alfresco dining or extended parking beyond the carport
- Large backyard that wraps around the residence, with a mix of paving and greenery throughout for a low maintenance design
- 9m x 6m shed or workshop, with roller door entry and drive through access
- Exterior roller shutters to the front windows
- Lawned front garden with established greenery before the home
- Bore
- Lengthy driveway for additional parking potential
- Secure carport with roller door entry and drive through access

Built in 1981, this premium setting offers a wealth of opportunity across both the home and gardens, with the enviable coastal position ensuring a wide reaching appeal for many, while the convenient location provides every amenity close at hand. Your interior floorplan offers a choice of living space, with a variety of uses and layouts that are sure to meet your needs, while the generous gardens allow a peaceful setting to create the home of your dreams.

Contact Bernie today on 0433 707 633 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on this information and are

required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk-through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

Buyers Note: 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 809.00 square metres
- Building Area: 155.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage







