



20 Light Street, SHOALWATER, WA 6169

If you don't love me now?

A home of this calibre is more than a residence - it is a statement in refined living. This exceptional four-bedroom, two-bathroom home delivers space, style and serious wow-factor at every turn. At its heart is an incredible kitchen designed to impress, featuring stone benchtops, and a seamless flow through stackable windows to the magnificent al-fresco area. It's perfect for everyday living or entertaining on a grand scale.

Multiple living zones elevate the home's versatility, including a dedicated cinema room for movie nights and a private study ideal for working from home. Step outside and you'll find a heated swimming pool that promises year-round enjoyment, while the enormous powered shed offers endless possibilities for tradies, hobbyists, or additional storage. There is space for the boat or caravan, with its own separate entrance.

With generous bedrooms, well-appointed bathrooms, and standout extras rarely found in one package, this is a home that truly has it all-comfort, functionality, and lifestyle wrapped into one impressive address.

I consider the sellers personal friends, and I have watched them put their heart and soul into this home over the years, to ultimately create one of the most special homes the

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: For Sale

INTERNET ID: 300P191241

SALE DETAILS

From \$1,199,000

CONTACT DETAILS

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

Shaun Groves
0414461976

area has ever seen.

Features

Four exceptional bedrooms (all with air conditioning)

Immaculate kitchen features stone tops and stackable windows leading out to al-fresco

Lounge with collapsable doors to al-fresco

Offset dining offers views over the pool

Stunning master bedroom

En-suite features a double rain shower

Minor bedrooms are generous in proportions, and all have their own theme

Second bathroom has a tub and shower

Cinema has built in ceiling sound and Optoma projector

Study

Separate laundry with W/C

Outside Features

Shed is 10 x 7 with power and plumbing (Epoxy coated floors)

Heated pool with mood lighting

Al-fresco with fans and blinds for all-weather entertaining

Double garage

Space for the boat or caravan with its own entrance

Beautifully manicured gardens front and back

CCTV

6.6Kva Solar

Retic

Bore

Location

250m* to Lake Richmond (Google Maps)

250m* to Apex Reserve (Google Maps)

1.1km* to the beach (Google Maps)

3km* to Point Peron (Google Maps)

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.

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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.

*All measurements and distances are approximate only and marked with an (*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 910.00 square metres
- Building Area: 170.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3
- Double garage







