



44 Clearwater Way, SINGLETON, WA 6175

COMPLETE COASTAL COMFORT, WITH SPACIOUS LIVING AND SWEEPING CORNER SURROUNDS

Placed upon a generous 703sqm corner block, this well-presented family home offers a spacious internal floorplan, with 211sqm of living on offer, and welcoming gardens to the surrounds. A decked platform sits before the home, with the backyard providing a second decked area for entertaining and a separate gazebo for relaxation, while the lawned backyard sweeps around the residence to ensure full use of its premium corner positioning. Inside the home your living options include a vast family hub to the centre, with an open kitchen, and space for both living and dining within, while a separate theatre room and a lounge or games area ensure maximum comfort throughout. Your master suite sits toward the front of the home, with bedrooms 2, 3 and 4 to the rear, while all are spacious by design and ideal for the children or guests to enjoy, with an ensuite bathroom to the master and semi-ensuite access from bedroom no.4.

Surrounded by quality homes, the property sits centrally within this sought after coastal community and walking distance to the local retail precinct, cafes and bakery, with an epic parkland and lake just a short stroll away. Primary schooling and childcare are also within walking distance, with excellent road and public transport connections for those in need of a seamless daily commute, while supermarket facilities are a quick drive further. And the sensational coastline and beaches are easily within reach, with white sandy beaches, crystal clear waters and laid back lifestyle living to enjoy.

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: 300P191960

SALE DETAILS

Offers Invited

CONTACT DETAILS

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

Bernie Egan
0433707633

Features of the home include:

- Well-spaced master suite, with carpet underfoot, a double door walk-in robe and an ensuite with a large shower recess with glass screening, a lengthy vanity with storage and a private WC
- Three further sizeable bedrooms, with carpet to the floor and built-in robes to all, plus semi-ensuite access to the main bathroom from one
- Main bathroom with a glass shower enclosure, bath and vanity with storage, plus a separate WC
- Large laundry with both cabinetry and counterspace, plus direct exterior access and a linen closet to the hallway
- Centrally placed kitchen with a large breakfast bar for casual meals or gatherings, plus plentiful cabinetry, in-built appliances including a wall oven, gas cooktop and rangehood, with wraparound countertops, a dual door pantry and a designated fridge recess
- Sweeping family zone with more than enough space for living and dining, with striking parquet flooring, natural lighting for a bright and spacious feel, and sliding door access to the gardens
- Dedicated theatre room, with carpet underfoot, a TV recess and a viewing window to the main living area
- Spacious lounge, games or activity room to the left of entry, with that same parquet flooring, sweeping natural light and an open flow to the main living areas beyond
- Ducted evaporative air conditioning throughout
- Freestanding gazebo within the backyard, with decking to the floor and plenty of space for shaded entertaining
- Multiple areas for outdoor living, with a decked platform, and an area of limestone that wraps around the home to ensure ample room for guests
- Inviting backyard with mature trees to the fenceline, and a choice of lawned area for play, including raised beds for the veggies and room for a pool, subject to all relevant approvals
- Lawned front garden, elevated from the street with a sheltered and decked platform on entry to the home
- Spacious double garage with remote roller door access
- Exposed aggregate driveway for additional parking potential

Built in 2006, this delightful property provides a wealth of charm, including its unique front facade, quality interior fixtures and spacious living options, with a focus on comfort and absolute functionality throughout. The gardens are a peaceful retreat, with a multitude of space for the children to play and the guests to gather, while the location speaks for itself, with the inviting coastal setting ensuring laid back living, and a family orientated appeal.

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 703.00 square metres
- Building Area: 211.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









