



## 132 Burton Road, CASTLETON, WA 6450

Proudly listed by Julie Jackson and Keith Ogle, Elders Real Estate Esperance

Comfort and convenience

Well positioned on a corner lot in sought-after Castletown, this neat and tidy 3 bedroom, 1 bathroom home offers space, versatility and an enviable coastal lifestyle. Move-in ready and well maintained, it's an ideal option for downsizers who still want room to move and a garden, or for a couple or small family.

Inside, the carpeted lounge room features a ceiling fan and opens out to the rear patio, creating an easy indoor-outdoor connection. The open-plan kitchen and dining area is complemented by beautiful Jarrah timber floorboards, adding warmth and character to the home.

All three bedrooms are carpeted, with the main bedroom offering two double robes and a ceiling fan. The bathroom includes both a separate shower and bath, while the laundry is well equipped with built-in storage, trough and a separate WC. Security screen doors are fitted to both the front and rear entrances for added peace of mind.

Outdoors, a generous partly enclosed patio provides the perfect setting for long lunches

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:** 300P192198

### SALE DETAILS

**\$500,000**

### CONTACT DETAILS

**Esperance**

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ESPERANCE, WA  
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**Julie Jackson**

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and relaxed evening catch-ups, while a separate games room adds valuable extra living space. At the front of the home, a shady verandah offers another spot to sit back and unwind.

The fully gated rear yard is lawned and landscaped with established garden beds and concrete pathways. Side access leads to a scalped driveway, double carport and a double garage with concrete floor and three-phase power. Additional features include a rainwater tank and fish cleaning sink.

A well-rounded home in a fantastic location, offering comfort, space and practicality, all close to everything Castletown has to offer.

Need to know â##

- 911 sqm corner lot, side vehicle access
- 3 bedroom, 1 bathroom home
- Built 1969
- Front verandah, concrete floor, security screen on front door
- Dining/kitchen, exposed Jarrah floorboards
- Kitchen, gas cooktop, electric oven, overhead cupboards, pantry, fridge recess, double sink, overlooks rear patio
- Lounge room, carpeted, ceiling fan, sliding door to rear patio
- Hallway, exposed Jarrah floorboards, double linen press
- Bedroom 1, carpeted, 2 double robes, ceiling fan, overlooks front yard
- Bedroom 2, carpeted, overlooks front yard
- Bedroom 3, carpeted, overlooks side yard
- Bathroom, separate shower and bath, vanity
- Laundry, lino floor, built-in cupboard, trough, separate WC, door to rear patio, security screen
- Patio, gable roof, partly enclosed, printcrete flooring, ceiling fan
- Games room, sheltered access off patio, carpeted
- Established gardens front and rear, rear lawned area, concrete pathways
- Rainwater tank
- Scalped side driveway
- Double carport, scalped floor, fish cleaning sink
- Double garage, concrete floor, 3 phase power
- Electric storage HWS
- Connected to deep sewer
- House and shed are Shire approved

Castletown Primary School 500m

Castletown beach 900m

Castletown IGA 1km

Bandy Creek boat ramp 2.5km

Town Centre 4km

\*\*\*Every precaution has been taken to establish the accuracy of the above information; however, prospective purchasers are advised to carry out their own due diligence\*\*\*

Other features: Close to Schools, Close to Shops

- Land Area 911.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport





