



118 Pink Lake Road, SINCLAIR, WA 6450

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

Under Offer

Directly opposite Esperance Senior High School and Nulsen Primary School, this neat and well-presented home offers an outstanding lifestyle opportunity for first home buyers seeking comfort, convenience, and exceptional value. With Pink Lake IGA just 450 metres away, daily essentials are always close at hand.

Inside, you'll find a light-filled open living area enhanced by stylish 17mm engineered bamboo flooring, reverse cycle air conditioning and a renovated kitchen designed for effortless living and entertaining. The spacious primary bedroom features two double mirrored sliding robes, while the second bedroom is comfortably carpeted. A renovated bathroom offers a modern shower and floating vanity, complemented by a separate WC. The functional laundry includes a trough and built-in linen storage, ensuring everything has its place.

Outdoors, the corner position provides gated side access to a single garage complete with roller door and concrete floor. Constructed from durable Hardiplank and trimdek, the home is completed with a welcoming front verandah and rear deck.

TYPE: For Sale

INTERNET ID: 300P192797

SALE DETAILS

offers above \$435,000

CONTACT DETAILS

Esperance

81 Norseman Road
ESPERANCE, WA
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Keith Ogle

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This is a fantastic opportunity to secure a solid, updated home that is neat, low-maintenance, and truly move-in ready. Contact us today to arrange your viewing and take the first step into the property market.

Need to know

- 862 sqm block
- Corner lot with gated side access
- 2 bedroom, 1 bathroom home
- Constructed from Hardiplank and trimdek
- Built in 1979
- Front verandah, concrete floor
- Rear deck
- Open plan living, 17mm engineered bamboo flooring, ceiling fan, reverse cycle air conditioning
- Renovated kitchen, double sink, electric hotplates and oven
- Primary bedroom, carpeted, two double mirrored sliding robes
- Second bedroom, carpeted
- Renovated bathroom, shower recess, floating vanity, tiled $\frac{3}{4}$ to ceiling
- Laundry, trough, built-in linen press
- Separate WC
- Single garage, roller door, concrete floor
- Garden shed
- Electric HWS

Esperance Senior High School 40m

Nulsen Primary School 250m

Pink Lake IGA 450m

Town Centre 2km

Town Beach 2.1km

Other features: Close to Schools, Close to Shops

- Land Area 862.00 square metres
- Building Area: 78.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage



