



16 Meananger Crescent, BAYONET HEAD, WA 6330

Snap Up A Fresh Start!

This beautifully presented home in a desirable coastal enclave proves you don't have to settle for the ordinary just because you're buying on a budget.

It has so many assets to get you off to a bright start, from inviting indoor and outdoor living spaces to excellent parking for the family's cars and caravan, and a super block of 883sqm. Fully fenced for pets, secure with gate. All in amazing condition.

It's also nice and private, you get an outlook towards town, and schools, shops, fishing and recreation are close by.

Built of oversized bricks with a steel roof and a front veranda, the home occupies a slightly elevated position with a granite retaining wall on one side. A long drive leads to the back yard with an impressive freestanding Colorbond garage and heaps of extra parking and turning space.

Inside, it's fresh and clean, set off with good décor, tiling, blinds and flooring, and security screen doors, all ready to move in to.

TYPE: For Sale

INTERNET ID: 300P195585

SALE DETAILS

Offers above \$645,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Tommie Watts
0476 514 921

The open-plan family room and dining area has windows on three sides for a light, airy feel and air conditioning for convenient, year-round comfort.

In summer, though, the most popular spot is sure to be the long back patio, a private, sheltered area overlooking the leafy yard where there's heaps of play space.

With a dishwasher, electric cooking and an island bench, the white kitchen is a pleasant work centre adjoining the dining area.

At the end of the hall, the queen-sized main bedroom has direct access to a semi-en suite bathroom with bath, walk-in shower and vanity, and the toilet is off the nearby laundry.

The other two bedrooms are both doubles, and all are carpeted.

Mulched, reticulated front and rear gardens are designed for easy maintenance with areas of lawn and attractive plantings with a few palms and native trees for character and shade. There's a rainwater tank and veggie and herb beds in the fenced back yard.

Families will appreciate having a very good primary school within walking distance, and a major supermarket a short drive up the road.

Town is only a 12-minute commute away, which is another reason this family-friendly area is highly regarded as a terrific place to live.

Investors with an eye on solid returns will also recognise the prospects of the well-maintained tenant-friendly home.

Don't let this one get away!

Main points:

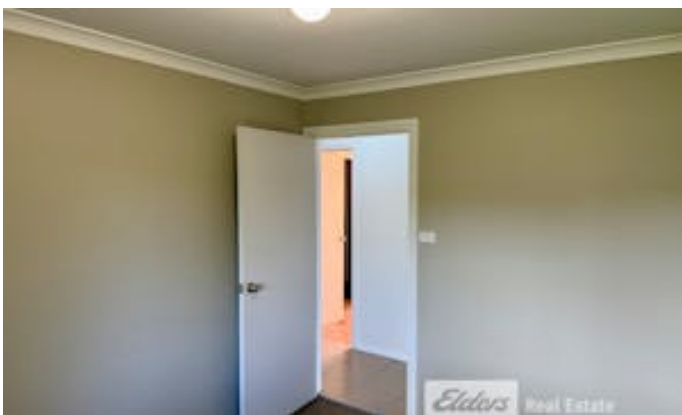
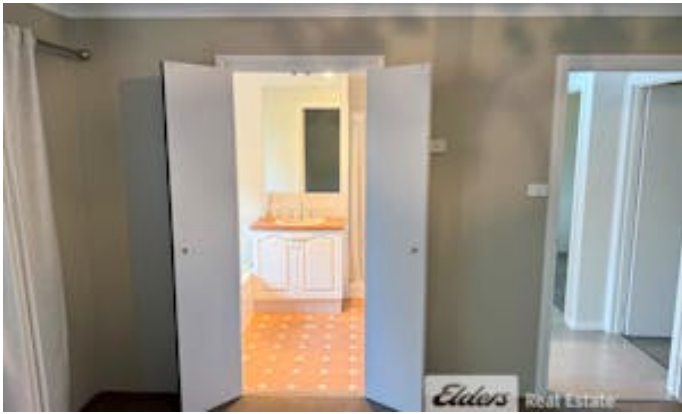
- 1990s brick and steel home
- 883sqm block
- Air-conditioned open family room and dining area
- White kitchen with island bench, dishwasher, electric cooking
- Wide, sheltered rear patio
- Front veranda
- Queen-sized main bedroom
- Semi-en suite bathroom
- Two double bedrooms
- Laundry and toilet
- Freestanding Colorbond garage
- Ample parking and turning space for several vehicles

- Reticulated gardens, rainwater tank, veggie beds
- Enclosed back yard, heaps of play space
- Walk to primary school, close to supermarket
- 12 minutes to town
- Excellent family home or rental investment

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Window Treatments

- Land Area 883.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Ensuite









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

16 Meananger Crescent, Bayonet Head