



2 McGinn Place, CASTLETOWN, WA 6450

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

Relaxed coastal living

Beautifully maintained and designed for relaxed coastal living, this welcoming three bedroom home offers comfortable family spaces in a quiet cul de sac, just a short stroll from Castletown Beach.

Constructed with a steel frame and Hardiplank cladding, the rendered frontage adds clean street appeal. Inside, warming cork tiles flow through the kitchen and main living area, while a separate carpeted lounge provides a second living zone for added flexibility.

The well-appointed kitchen blends style and practicality, featuring high benchtops, and a pyrolytic electric oven.

Positioned at the rear of the home, the primary bedroom includes double built-in wardrobe, single cupboard and a private ensuite. Two additional bedrooms also feature built-in robes, while a fourth versatile room is ideal for guests, a home office or hobbies. The central bathroom includes a bath, shower and vanity, with a separate toilet.

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: 300P195592

SALE DETAILS

Offers over \$680,000

CONTACT DETAILS

Esperance

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Keith Ogley

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A single garage under the main roof offers direct internal access, along with a storage room and mudroom. The laundry features built-in cupboards with linen press.

Outside, a partly sheltered outdoor entertaining area creates the perfect setting for hosting family and friends year-round. The private rear yard is a peaceful retreat, with lush lawn, established garden beds, mature plantings and secure fencing for children and pets. Gated vehicle access leads to a rear garage with single roller door, PA door and ablutions.

A standout feature is the bonus gated access to the park behind the home, providing a more direct walk to the beach.

Additional highlights include three rainwater tanks, plumbed rainwater to the kitchen, solar HWS with a timed booster, reticulation, rainwater tanks, a chicken coop and a garden shed.

This property will appeal to families, investors and owner-occupiers alike, offering an opportunity not to be missed so close to Castletown Beach.

Need to know â##

- 3 bedroom, 2 bathroom home
- Built 1988
- Constructed from Hardiplank with a Zinalume roof and a steel frame
- Fully insulated
- 776 sqm, cul-de-sac location
- Established lawns and gardens, reticulated
- Concrete driveway
- Single garage UMR, direct access to home, powered, storage room
- Mudroom
- Printcrete path and decked porch
- Security screen door
- Entrance hall, cork flooring
- Separate lounge, carpeted, dual aspect windows
- Family room, cork flooring, air conditioning, sliding door to patio
- Kitchen/dining, cork flooring, high benchtops, double sink, plumbed rainwater tap, electric cooktop, pyrolytic electric oven with separate grill, rangehood, fridge recess, overhead cupboards, under bench drawers and cupboards, sliding doors to lounge room and rear patio
- Hallway, lino plank wood look flooring
- Primary bedroom, lino plank wood look flooring, dual aspect windows, double built-in robe, single cupboard
- Ensuite, tiled floor, shower recess, vanity and WC

- Bedroom 2, lino flooring, double built-in to ceiling
- Bedroom 3, cork flooring, double built-in, overlooks patio
- Office, floating floorboards, overlooks front yard
- Bathroom, tiled floor, separate shower and bath, vanity, heat lamp
- Separate WC
- Laundry, tiled floor, built-in storage with linen press, benchtop with trough and overhead cupboards, door to side yard
- Semi enclosed patio, printcrete flooring, gable roof, powered
- Vehicle access to rear yard, gated
- Lawned area with established garden beds, mature trees
- Hardiplank garage with PA door, single roller door. Lined, window, lino flooring, powered, ablutions and concrete apron
- Garden shed, veggie beds and chicken coop
- Sealed crossovers and pathways
- 3 rainwater tanks, includes 1 plumbed to kitchen with Davey pressure pump
- Gate on rear boundary fence to allow direct access to Kalinda Park
- Reticulation
- Solar HWS with booster and timer
- Security cameras
- Connected to deep sewer

Castletown beach by foot 330m

Castletown beach by car 760m

Castletown IGA 1.1km

Castletown Primary School 1.3km

Bandy Creek Boat Ramp 2.6km

Town Centre 4.1km

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

- Land Area 776.00 square metres
- Building Area: 157.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







