



## 45 Bayonet Head Road, BAYONET HEAD, WA 6330

### Solid Home & Sweet Outlook

This well-presented property in a popular family area proves you don't have to compromise on convenience and comfort for the sake of affordability.

It's an appealing brick and Colorbond home which will suit families working to a budget or investors seeking a cost-effective rental with real potential for good returns.

Not only is it within easy walking distance of a very good primary school and a shopping centre with a major supermarket, but it's also close to parkland, near great fishing spots, and only 10 minutes' drive from town.

The home sits on an elevated 891sqm block, from where it takes in a far-reaching outlook to coastal hills and even glimpses of King George Sound.

Living areas are ideally suited to year-round family living and entertaining.

A comfortable lounge with a wood fire has a wall of glass doors opening onto a front deck for gazing out at the view, and overlooking the back yard is a sizeable

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:** 300P196511

#### SALE DETAILS

**Offers above \$670,000**

#### CONTACT DETAILS

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

**Tommie Watts**  
0476 514 921

gable-roofed and paved patio.

A dining room adjoins the kitchen, where there's a gas cook-top, underbench oven and a breakfast bar.

Of the three bedrooms, the main one is a double with built-in robes, and the nearby bathroom, which has been upgraded in recent years, is complete with a bath, walk-in shower and vanity.

Solar panels help keep power bills down and there's a rainwater tank and a freestanding shed at the back.

Children and pets are well catered for with enclosed front and back yards, mostly in lawn, and veggie beds, fruit trees and a chook run are established and ready to go.

Parking is easy, with a carport at the front and plenty of space on the drive for extra vehicles. There's even access to the back yard for stowing the dinghy or trailer.

It's currently tenanted at an attractive weekly rent - contact agent Tommie Watts for more details of this, and the excellent prospects it offers for an easy, relaxed lifestyle.

Main points:

- Brick and Colorbond home
- 891sqm block
- Far-reaching views towards the coast
- Walk to shopping centre, supermarket, primary school
- Near park, fishing spots, 10 minutes to town
- Lounge with wood fire
- Front deck
- Gable-roofed rear patio
- Dining room
- Kitchen with gas cook-top, under-bench oven, breakfast bar
- Upgraded bathroom with bath, walk-in shower, vanity
- Solar panels, rainwater tank
- Carport, freestanding shed, backyard access, good parking
- Ideal family home
- Potential for good rental returns

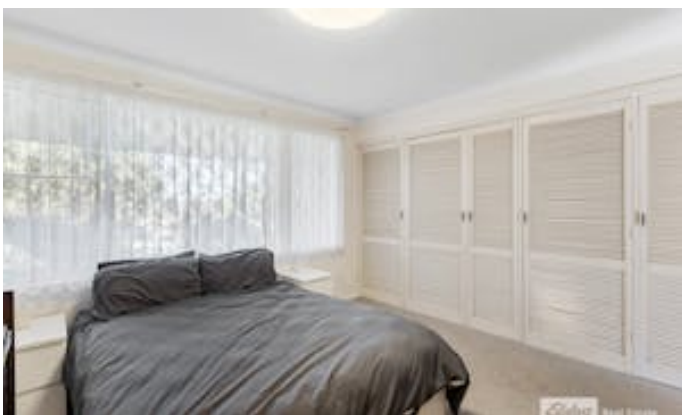
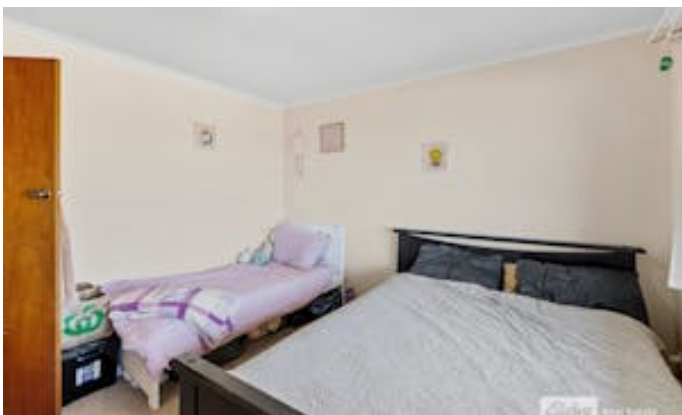
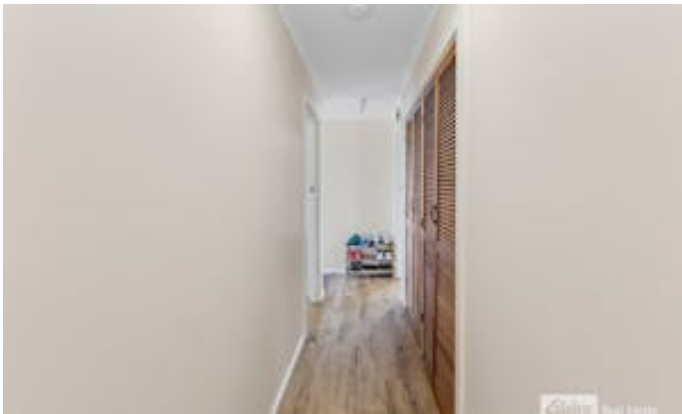
This property is currently leased until 30 May 2027.

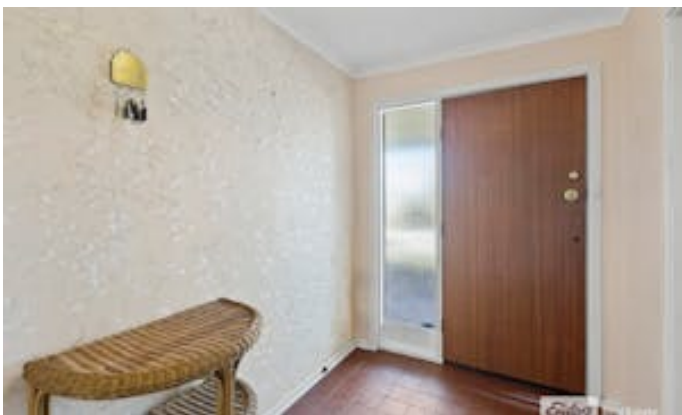
For more information regarding the current rental return, please contact Tommie Watts on 0476 514 921.

Other features: City Views, Close to Schools, Close to Shops

- Land Area 891.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport











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.

ADDRESS