



## 35 Canning Drive, PINK LAKE, WA 6450

### Idealic Rural Retreat !!!

Situated at 35 (Lot 503) Canning Drive this is the buy of the year! This fantastic family home is ready for its new owners with so much to offer. This 13 year young property features a very large 4x2 brick veneer and colorbond home situated on 2.0012 HA or just under 5 acres in the old measurements. Front entry leads into formal lounge to the left and master bedroom to the right with WIR and ensuite featuring floor to ceiling tiling and great sized shower. The open plan family, dining and kitchen is made for growing families with neutral toned tiles throughout, kitchen with breakfast bar, large pantry and room for a pigeon pair or extra freezer, as well as handy shopper door to the carport. Three queen sized bedrooms to the kids wing all with double bir's and quality carpets and blinds throughout. Main bathroom has separate bath and floor to ceiling tiles again for easy care. Outside is where the family will be, the current owners have spent many years making this property something really special with parkland cleared bush land, plenty of lawn for the kids to play footy or cricket or ride their bikes. Dad has not been forgotten either with a 9m x 9m powered colorbond shed room for all the toys. With plenty of rainwater storage as well as a bore and bore water tank and even a 5kw solar system so no huge power bills! There is so much to offer so why not check out the video or come for a drive its just 13 Ks to GPO or 5Ks to 11 Mile Beach. Wake to waves crashing and watch the windmills in the distance this really is paradise and its the cheapest 4x2 in Pink Lake and priced to sell very quickly. Call Tracey Tate at Elders Esperance on 0412676959 to make an appointment to view today.

- Land Area 2.001 hectares

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:** Sold

**INTERNET ID:** 300P39496

#### SALE DETAILS

**Offers Over \$550,000**

#### CONTACT DETAILS

**Esperance**

81 Norseman Road  
ESPERANCE, WA  
08 9071 9900

**Tracey Tate**

0412 676 959

- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 6
- Double garage
- Double carport
- Air Conditioning











