



37 Grove Street, SHOALWATER, WA 6169

Owners looking to move this along.....

This is a fabulous property looking for a new owner that would like to invest or nest! That could be you !

It's not often that a property of this calibre comes to market in this location, but here it is!

This House is situated on a spacious 505m2* block with an exceptionally large frontage with a double gated side access, perfect for storage of your trailer, Boat or Caravan, allowing you to keep your pride and joy out of sight.

The light bright and airy open plan family living and dining area has plenty of storage and leads directly into the spacious kitchen, offering 900mm gas cook top, electric range hood and built-in oven, great for entertaining. Loads of space for fridge and other kitchen appliances.

Boasting a large master bedroom with his and hers walk in robes, ceiling fan and en-suite with double sized shower. The remaining three bedrooms are of a good size also with built in robes and ceiling fans.

The theatre is also adjacent to the family zone with double doors to allow for private

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: 300P67897

SALE DETAILS

Offers From \$550,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Karen Tickner
0450 670 662

movie viewing. The whole home is fitted with ducted reverse cycle air conditioning that will keep the family cool in summer and warm in winter.

Outside there is an under roof paved alfresco area overlooking the rear garden with easy access to side storage and a rear roller door to the main garage. The double garage has been built with extra depth to allow for storage of 'bits and bobs' in front of a standard size vehicle. All this is located in the sought after Shoalwater which is ideally positioned in a great convenient location, close to local amenities, shopping facilities, transport routes, schools, beautiful parklands and multiple beaches. Definitely put this one on your shortlist!

Other features:

- Double flyscreen door entry
- Diamond grill screens to windows
- Small garden shed to the rear
- Ceiling fans to all bedrooms, living room and theatre
- Double door wardrobes to minor bedrooms
- Neutral décor throughout
- Built in study nook with plenty of storage to the living area

This home was previously a DHA leased premises, quality build. This property is currently tenanted on a periodical lease at \$480.00 per week with the tenant vacating in April 2023.

Make this property yours today in this beautiful coastal suburb. Call Karen today on 045067062

Features:

Block size: 505m²*

House size: 181m²*

Built 2011*

Location Features:

Shoalwater Foreshore 1.3km*

Shoalwater Super IGA 490m*

Rockingham City Shopping Centre 2.9km*

Rockingham Train Station 4.5km*

Siren Street, Cafes, Bars & Cinema 3.3km*

Kwinana Freeway On-ramp 11.7km*

Rockingham Golf Club 5.4km*

Perth City 52km*

School Catchments:

Primary

Safety Bay Primary School (0.7 km)

Rockingham Beach Primary School (1.4 km)

Bungaree Primary School (2.2 km)

Secondary

Safety Bay Senior High School (2.7 km)

Rockingham Senior High School (2.1 km)

Education Support

Rockingham Beach Education Support Centre (1.3 km)

Rockingham Senior High School Education Support Centre (2.1 km)

Malibu School (2.9 km)

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements and distances are approximate only and marked with an (*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 505.00 square metres
- Building Area: 181.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







