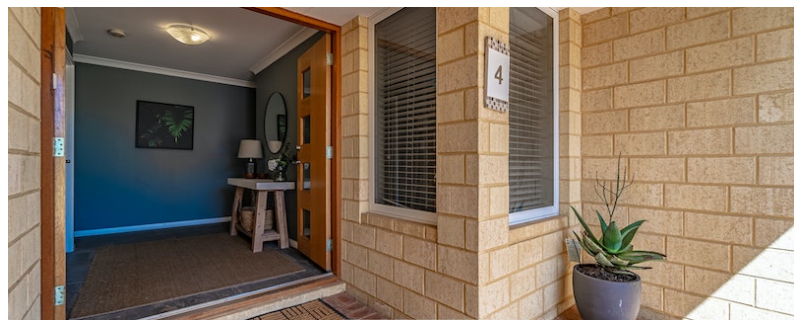




## 4 Creel Rise, SINGLETON, WA 6175

Quality Family Home Situated in a Highly Sought-After Pocket of Singleton Beach Heights!

Set amongst other quality properties and set on a generous 585m<sup>2</sup> (approx.) block, this one-of-a-kind family home offers spacious accommodation for the entire family.

This stunning home offers four large bedrooms, a stylish kitchen central to the home with stainless-steel appliances, quality fixtures and fittings plus a walk-in pantry, a spacious open plan living area, an enclosed lounge/games room and a separate theatre room, perfect for movie night.

Outside features an alfresco dining area plus an additional paved patio area, perfect for year-round entertaining, a double car enclosed garage for secure parking and low maintenance gardens.

Additional features include 3 skylights for added natural lighting, ducted reverse cycle air-conditioning and ceiling fans for year-round comfort and solar panels for energy savings.

Ideally located within a short distance of beautiful parklands, shopping facilities, schooling, public transport and the pristine beaches of Singleton.

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:** 300P69752

### SALE DETAILS

**Offers Invited - Price Guide High \$500's to \$600**

### CONTACT DETAILS

**Rockingham Baldivis**  
14/10 Livingstone Tce  
Rockingham, WA  
08 9599 6600

**Tony Ansara**  
0410 107 787

Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available.

#### Property Features

Year built 2007

Lot size (approx.) 585m<sup>2</sup>

Double door entry

4 Queen size bedrooms (Huge master suite with walk in robe and spacious ensuite, Minor bedrooms with built-in robes)

2 Modernised bathrooms

Huge modernised kitchen with heaps of bench space, stainless steel appliances and walk in pantry

Open plan living area

Enclosed home theatre

Enclosed Games/Lounge room

3 Skylights

Ceiling fans

Ducted reverse cycle air-conditioning (7 zones)

2 gas bayonet points for heating

6 kw Solar system on a 5kw inverter

Under main roof alfresco

Second paved patio area

Low maintenance gardens

Garden shed

Double car garage

#### Location Features

Harmony Park 260m (approx.)

Nearest bus stop (Navigator Dr Before Fitch St) 600m (approx.)

Bayshore Shopping Village 800m (approx.)

Singleton Foreshore 1.1km (approx.)

Singleton Village Shopping Centre 2.3km (approx.)

Secret Harbour Square 4.4km (approx.)

Lakelands Shopping Centre 4.7km (approx.)

Warnbro Train Station 15km (approx.)

Perth 61.9km (approx.)

## Schools

Singleton Primary School 850m (approx.)

Golden Bay Primary School 2.2km (approx.)

Comet Bay Primary School 4.3km (approx.)

Coastal Lakes College 4.9km (approx.)

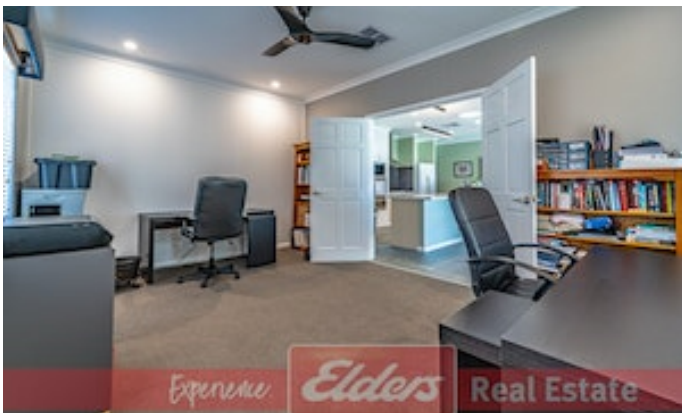
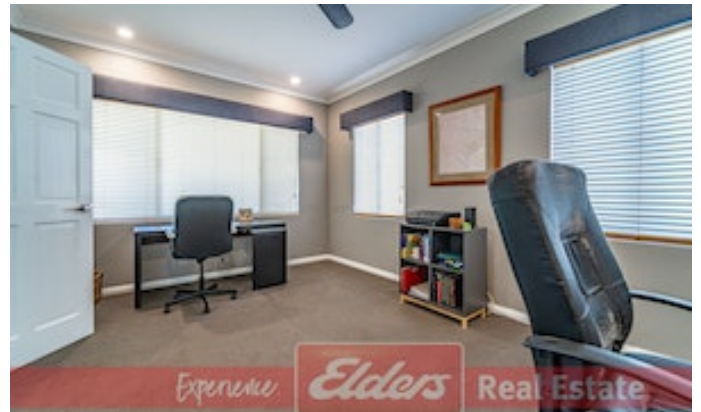
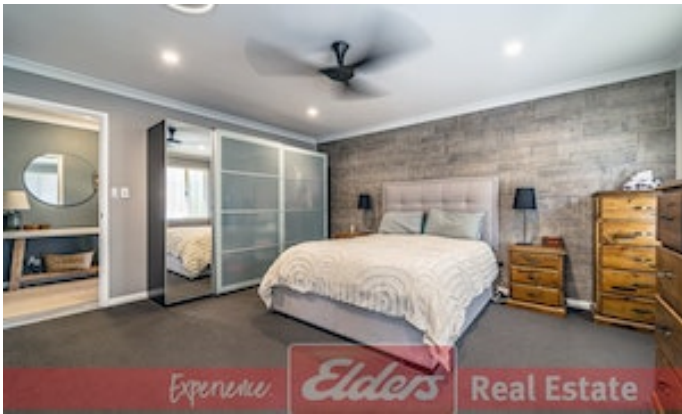
Comet Bay College 2.9km (approx.)

Mandurah Baptist College 5.9km (approx.)

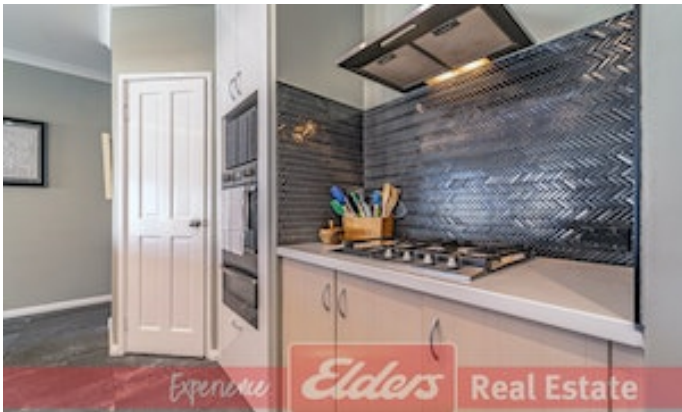
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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.

- Land Area 585.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage



















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