

3 Menzies St, Dawesville, WA 6211

Sold - \$341,000

House 4 2 3



## SECOND CHANCE – OLD DAWESVILLE!!!

This great home has returned to the market and offers a "second chance" for one lucky buyer to secure a great home in a tightly held location that's still owned by the original owner.

**Open for Inspection**

By Appointment.

This solidly built 4 bedroom, 2 bathroom brick and tile home is located in sensational Old Dawesville and sitting on a large 1012sqm block it's ready for its new owner to roll up the sleeves and make this home great again.

Take advantage of this wonderful opportunity to acquire your first rung on the property ladder, buy the ideal seaside investment property by the Peel Inlet and beautiful beaches and get out of suburbia in this idyllic location at 3 Menzies Street, Dawesville.

With additional benefits of a wide frontage creating side access to a powered workshop, double carport and huge backyard this home offers more than most and will surprise on inspection.

Key property features include:

- \* Offering four large bedrooms with built in robes
- \* Large open living spaces
- \* Kitchen dining and living area + formal dining and lounge combined
- \* The kitchen has an abundance of bench space, gas cook top, built in oven and grill and overlooks the alfresco area outside
- \* The spacious master bedroom with ensuite and walk in wardrobe
- \* 3 large additional bedrooms each with built in robes
- \* Fire place for winter heating and air conditioning to cool off in summer
- \* Second bathroom includes shower, vanity, bath with separate WC
- \* Laundry room with linen storage
- \* Large outdoor alfresco
- \* Big powered workshop
- \* Reticulated lawns and Garden beds, veggie patch and water tanks

The backyard offers plenty of space for the gardener, kids to play or pets if required. A sheltered patio area for those days when you want to entertain or relax in the comfort of your own back yard.

Within close proximity you will also find premier schools including Ocean Road Primary School, St Damien's Catholic Primary School, Port Bouvard sport and rec club, "The Out Golf Course" and Local IGA shopping centre and so much more.

### Listed By

The Office

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