

Sold



204 Dampier Ave, Kallaroo



## An Adorable Abode!

Delightfully nestled just minutes away from beautiful Mullaloo Beach and fantastic coastal amenities, this charming 3 bedroom 1 bathroom home on an elevated block doubles as the perfect starter property for those seeking a wonderful location and the enviable lifestyle that comes with it.

Warmed by gorgeous timber floorboards, a sunken front living room allows plenty of natural sunlight to filter through in the morning and precedes a tiled dining and kitchen area where a breakfast bar for casual meals meets tiled splashbacks, built-in storage, a gas cooktop, a Westinghouse oven/grill, double sinks and stunning views of the sparkling below-ground vinyl swimming pool at the rear. The latter is pleasantly overlooked by a spacious outdoor alfresco area with high ceilings, feature down lighting and café blinds for protection from the elements.

Leafy gardens complement a raft of extra entertaining options within the privacy of your own backyard, including a poolside patio, an open pergola and a paved courtyard for good measure. Low-maintenance flooring graces all three bedrooms - the light and bright master being the pick of the bunch with its ceiling fan, a walk-in wardrobe and separate full-height built-in robes.

Only footsteps from a plethora of local parklands and close to Springfield Primary School, the new-look Westfield Whitford City Shopping Centre, St

3 1 2 693 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15712
<b>Land Area</b>	693 m2
<b>Floor Area</b>	168 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088



Mark's Anglican Community School, the Mullaloo Beach Hotel, Hillarys Boat Harbour, public transport and the freeway, this lovely residence is within arm's reach of absolutely everything. What a gem!

Other features include, but are not limited to:

- Front living room with a bay window, stylish light fittings and an electric Rinnai heater
- Ceiling fan to 3<sup>rd</sup> bedroom
- Tiled alfresco access via the kitchen/dining area
- Practical bathroom with a bathtub, showerhead and toilet
- Second shower in the laundry, alongside a wash trough, a separate toilet and outdoor access
- Linen press
- Remote-controlled double garage with rear access
- Ducted-evaporative air-conditioning
- Solar hot-water system
- Manual reticulation
- Security screens throughout
- Salt-water chlorinator to swimming pool
- Established easy-care gardens

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*