

Sold



65 Fifth Ave, Shoalwater



Substantial family home with huge workshop, side access, large block in a popular beachside location

UNDER OFFER BY ZOE CUMING

Magnificent property on a block of 1,012sqm (approx) just 3 streets back from Shoalwater Bay

You'd be hard pushed to find another property on the market in this fabulous part of Shoalwater just over 500m from the beach with these features: large block, large home of 210m2 (approx), gated side access; oversized workshop (perfect for your boat or caravan) double garage, large garden, room for a pool and beautiful street frontage. This property offers the astute buyer opportunity to add value throughout the home. So do not delay!

Affectionately named 'Greyhome' the house is surrounded by quality homes and has an element of 'grandeur' with large living spaces; high ceilings; some columns/pillars (inside and out), large sliding doors and large windows allowing an abundance of natural light. Additional features include: r/c air conditioning, roller shutters, solar panels, solar HWS and oodles of inbuilt storage.

With an attractive street frontage the house is inviting with its delightful front garden, paved pathway and on entry prepare to be surprised at it's spaciousness.

MAIN FEATURES:

Large open plan kitchen/dining/living area overlooking the rear garden

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**Price** SOLD for \$790,000

**Property Type** Residential

**Property ID** 182

**Land Area** 1,012 m2

**Floor Area** 210 m2

#### Agent Details

Kevin Brincat - 0401 052 947

#### Office Details

Kevin Brincat Real Estate  
0401 052 947



Good sized kitchen with walk in pantry and shoppers entry

Formal lounge / games room (big enough for a pool table) with feature columns

Office / playroom with in built storage

Master bedroom with generous sized ensuite, ceiling fan, WIR and additional storage

Three additional bedrooms (two doubles, one single) all with fans and two with BIR

Large laundry with BIL and potential to add a shower / create a mud room / store sports gear

Family bathroom with separate bath, shower and vanity

Separate WC with bonus additional vanity area

Large paved patio UMR with feature columns and side paved walkway

Double garage with auto roller door with additional height clearance (220cm approx) and pedestrian access to garden

Powered workshop with auto roller door and extra height clearance (8m wide x 7.25m deep & 290cm height approx)

Double side access gates leading to lawn and clear passage to workshop

#### ADDITIONAL FEATURES INCLUDE:

High ceilings & ceiling fans

Flyscreens to main doors

Solar panels

Solar HWS with electric booster

LEDs to some lights

Electric roller shutters to front and side windows

Reverse cycle air conditioning throughout

Gas cooktop

Wooden window sills

Reticulation off mains water

Lawn with some established trees and shrubs to the front and to the rear.

Basketball hoop

DISTANCES below are approximate:

- 350m - Library
- 550m - Shoalwater Bay (Marine Park)
- 750m - Shoalwater Foreshore Reserve (playpark, shade & bbq facilities)
- 1.4 km - Safety Bay Primary School
- 1.4km - Safety Bay Library
- 1.4km - Safety Bay Bowling Club
- 1.8km - Cafes / eateries / bar
- 1.8km - Pengo's Cafe / Penguin Island Ferry
- 2.0km - Rockingham Shopping Centre
- 6.4 km – Rockingham train station

- 5.0 km - Rockingham Shopping Centre

Viewing by Home Opens and Private Appointment. Pricing indications at this time high \$700's plus.

This fabulous property is in a popular part of Shoalwater and will sell quick! Do not delay in viewing and for further information or a private appointment, please contact Zoe Cuming who will be happy to assist, on mob 0458 585 677 or email: [zoe.cuming@gmail.com](mailto:zoe.cuming@gmail.com)

Prior to purchasing the property the buyer is advised by Kevin Brincat Real Estate to conduct their own due diligence and make their own enquiries regarding the property including verification of the details the agent has advised to you. The information provided comes from the vendor and other parties including Landgate and local government authorities and we confirm as agent we have no independent knowledge of the correctness of the information

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.