

Sold



27 Churchill Ave, Shoalwater



House on corner block with ocean views of Penguin Island offering fabulous potential

RARE OPPORTUNITY IN THE HEART OF SHOALWATER BAY. NO NEED FOR BINOCULARS WITH THIS VIEW ACROSS THE OCEAN TO PENGUIN ISLAND
ENDLESS OPPORTUNITIES ON THIS CORNER BLOCK TO BE SOLD 'AS IS'
THIS PROPERTY IS NOW 'UNDER OFFER' FOLLOWING THE SET DATE SALE THAT ENDED ON 11.11.2020

First time on the market for 36 years, this family cherished property in a desirable part of Shoalwater is now ready for a new owner.

When you walk around the grounds and explore the house you'll be considering your options. Are you a renovator who wants to lovingly restore the home; OR will you demolish and build your dream home (it deserves a 2 storey build); OR can you add a granny flat/Air BNB; OR should you rent it out and landbank.

Characterised by large rooms, large windows, some high ceilings and heaps of sunlight, this house is well positioned allowing you to follow the sun and shade outside throughout the day. There's a lawned area to the front, plus parking for a vehicle or two, and to the rear a pergola style structure with additional hard standing.

Upstairs you can soak up the ocean views in a spacious enclosed sunroom and relax in the main living area complete with a mini kitchenette/bar area and a second small balcony. There's also a master bedroom and separate bathroom.

3 2 4

Price SOLD for \$719,000

Property Type Residential

Property ID 81

Agent Details

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Office Details

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Downstairs offers a spacious kitchen diner that spills out into the garden and covered area; a small lounge, two large bedrooms both with BIR and a bathroom, plus storage/linen cupboard.

Making the most of the corner block, there's room to park two cars in front of the garage and workshop that offers a solid concrete floor and a separate laundry area. There is also potential side access next to the garage.

Some of the features include:

- Fabulous 1,050 sqm rectangular block. Zoned R15.
- Enclosed sun room & upstairs living area
- Three large bedrooms (two with BIR)
- Ceiling Fans
- R/C air conditioning
- Gas point. Gas instant hot water system.
- Garage and large workshop
- Potential for side access
- Bore

Shoalwater Bay and the Marine park offers a lifestyle: great beaches, wildlife with dolphins, seals and pelicans. Enjoy ocean living at its best in this great location:

- 100 metres to the beachfront path
- 750 metres to Shoalwater Shopping Centre
- 1.3km to Pengo's cafe (Penguin Island Ferry)
- 4.5km to Rockingham Foreshore cafes & restaurants
- 6.5km (10 minutes) to Rockingham Train Station (40 minutes to Perth CBD)

This property is well worth a look. It is rare for a corner block of this calibre to be on the market. If ever there's a feeling of potentially missing out, here it is.

For further enquiries, feel free to contact Zoe Cuming. Don't delay! Home Open this Tuesday 27 October at 10.45 - 11.20am. Further Home Opens are on Saturdays - 24th October; 31st October and 7 November.

Distances are approximate.

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.