

Sold

200A Safety Bay Rd, Safety Bay



## THIS LITTLE GEM IN THE POPULAR BEACH SUBURB OF SAFETY BAY, CLOSE TO SHOPS & BEACH

SIDE ACCESS & SITUATED OPPOSITE A LIBRARY AND PARK

Such a versatile property, it won't last long. Perfect as a small home, investment property or even suit a lock up and leave holiday home. In a great location and a very short stroll to Safety Bay Shops, local Primary School and beach. A big attribute is that the property has two large bedrooms in addition to a third smaller bedroom.

With wooden floors, open plan kitchen/dining/lounge and side access with room to store a boat, it's not often an opportunity like this comes on the market. The sellers have new plans and reluctantly are selling. They have presented the property very well so it's ready to move in and enjoy. Previously tenanted; it was always in demand and has enjoyed full rental occupancy over the last 10 years.

The main living area is light and bright with neutral décor and wooden floor boards. An inviting kitchen with a small dining area that is functional and offers plenty of workbench and storage space. Gas cook top and electric oven with room for a large fridge/freezer.

The lounge overlooks the front garden and is private and has plenty of space to accommodate a large sofa set up and is the heart of the home. From the lounge you can look down the hallway of the house, which gives a sense of space and openness and a chance to admire the wooden flooring.

Large master bedroom with fitted shelving and great views of the rear

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**Price** SOLD for \$328,000

**Property Type** Residential

**Property ID** 99

**Floor Area** 112 m2

### Agent Details

Kevin Brincat - 0401 052 947

### Office Details

Kevin Brincat Real Estate  
0401 052 947



garden, second large bedroom also a double (about the same size as the master) and a third single bedroom.

Bathroom with bath, shower and vanity. Separate WC. Laundry has space for a tumble dryer and has additional shelving.

External rear tiled area that captures the sun and entertaining area to the rear with a small lawn area. Driveway with off street parking. Rear workshop with concrete floor.

SOME OF THE MAIN FEATURES:

Attractive living / dining and kitchen area

Large master bedroom and generous sized second bedroom plus a 3<sup>rd</sup> smaller room

Spacious laundry

Reverse cycle air conditioning unit in living area

Wooden floors

Curtains and wooden window sills

Carpet to all bedrooms

Gas bayonet

Attractive gardens to front and back

Enclosed rear garden area

Side access & off street parking

Large rear workshop (6m x 6m approx)

This property is in a popular suburb which is in high demand. Safety Bay offers the chance for a fabulous lifestyle, being so close to the beach, boat ramps and local shops, amenities and schools.

Distances below are approximate:

30m - Park and Safety Bay Library

300m - Safety Bay Shops

400m - Safety Bay Yacht Club

1.0 km - Shoalwater Shops

1.2km - Safety Bay Foreshore (beach)

1.3km - Safety Bay Primary School

5.8km - Rockingham Train Station

This is a duplex property with no strata fees.

Don't delay! First Home Open this Saturday 20th February. For more information or a PRIVATE VIEWING please contact ZOE CUMING on mob 0458 585 677 who will be happy to assist.

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