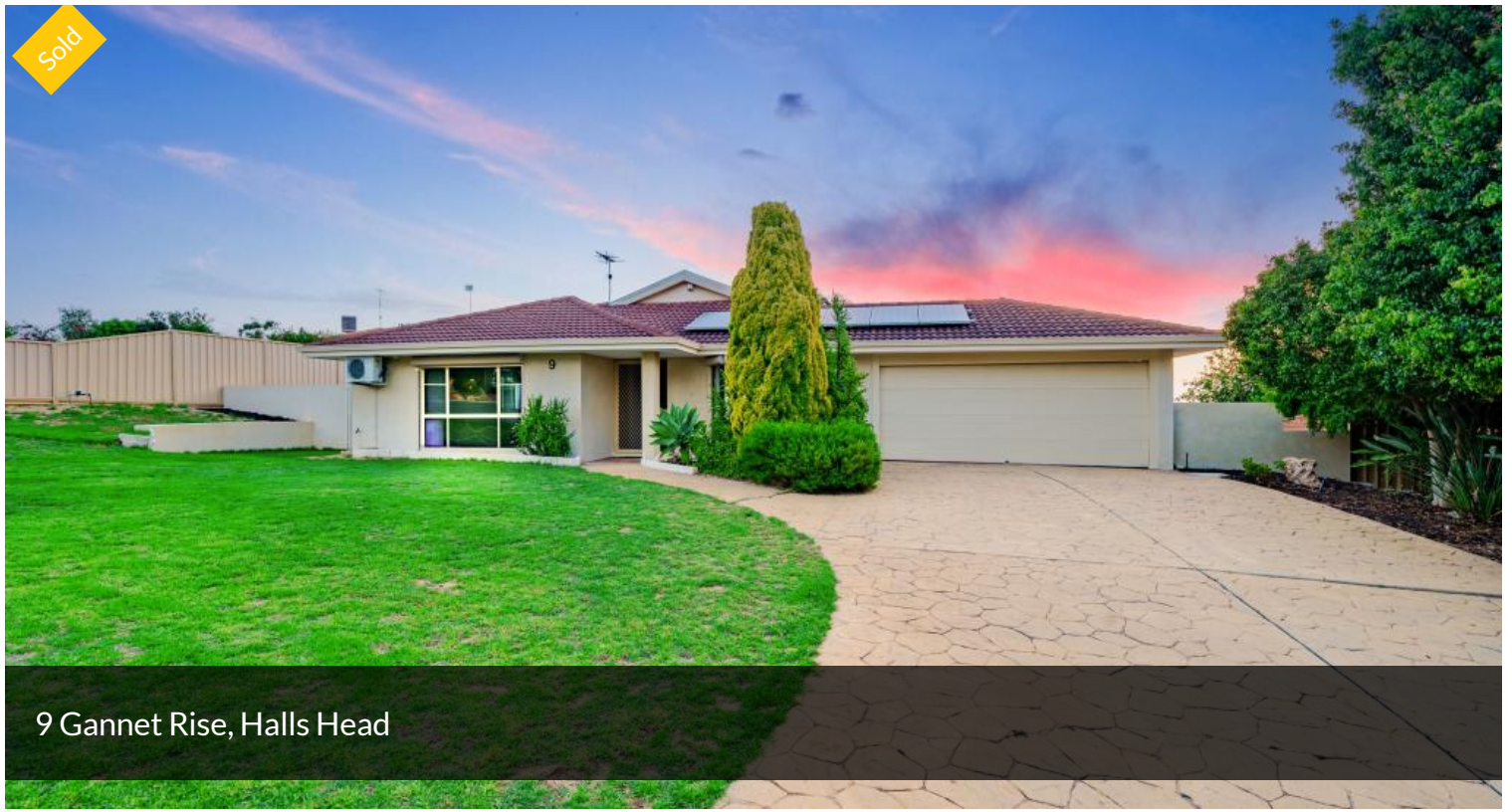


Sold



9 Gannet Rise, Halls Head



## TRANQUIL CUL-DE-SAC LOCATION

Welcome to 9 Gannet Rise, Halls Head. This impressive 4 x 2 family home family home is ideally situated on a hill in a tranquil cul-de-sac, capturing the cool coastal breeze.

Sitting on on a sizeable 816sqm block, the home boasts expansive front and back yards, surrounded by quality homes that rarely come on to the market.

The home has been design to accommodate a small or large family with a fabulous example of open plan living with generous living spaces, neutral colour pallet, separate lounge, games and undercover entertaining.

After 34 years of being a cherished home for the current owners, it's now ready for a new family to create lasting memories.

Unlikely to last long, call Lee Tamblin 0466 250 944 for further information.

Features include

\* Spacious master bedroom with walk-in robe, ensuite, and roller shutters

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Price	SOLD
Property Type	Residential
Property ID	69
Land Area	816 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

**ONE**

- \* Well proportioned minor bedrooms, two with double built-in robes
- \* Front formal lounge/dining or modern-day theatre room with roller shutters
- \* Large open-plan Family/Kitchen/Meals & Games area
- \* Generous kitchen with ample storage, bench space, gas hotplate, and gas wall oven
- \* Comfortable family room with TV point
- \* Games room with abundant additional storage
- \* Main bathroom with a large shower and bath (spa connection not working)
- \* Undercover entertaining area
- \* Concrete pad suitable for a spa or additional dining space
- \* Elevated area currently used for washing line (could be outside lounging area)
- \* Freshly painted throughout
- \* Newly carpeted
- \* Fully functional bore reticulation
- \* Short walk to the beach and walking trails
- \* Approximately 4 minutes' drive to schools and shops
- \* Large 816sqm block
- \* Built in 1992
- \* Council Rates \$1,950 (approximate per year)
- \* Water \$1,200 (approximate per year)
- \* Rental appraisal from independent property manager

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.