

SOLD



26 Helm Crescent, Wurtulla



## Lakeside Wurtulla - Prime Location

This low maintenance Wurtulla home, circa early 1990's, sits in a well established quiet neighbourhood just 100 metres to Lake Kawana with its bikeways and walkways, and only a few minutes' drive to what will be the largest hospital in the southern hemisphere, when completed.

Well cared for and very comfortable and liveable as is', the home has four bedrooms, two bathrooms, two separate living areas, functional central kitchen, covered alfresco patio at rear, immaculate gardens, double lock up garage plus gated side-access leading to covered parking for a boat/caravan on 600m<sup>2</sup> with a fenced backyard.

Features include: air-conditioning, ceiling fans, dishwasher, security screens, garden shed, separate bath and shower in main bathroom and the original brick has been rendered giving it a more contemporary facade and enhancing street appeal.

 4  2  2

**Price** SOLD  
**Property Type** Residential  
**Property ID** 607

### Agent Details

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**code**  
PROPERTY GROUP

This is the style of home many investors, renovators, downsizers and even entry level buyers seek perfectly located, with solid bones and a great, flat yard with room for a pool, in an area where you don't need to be concerned with overcapitalising...there have been some remarkable transformations in this area, whereby the original homes retain their charm, yet are reinvigorated with fresh energy and contemporary coastal flair.

The owners have lovingly kept this home in pristine condition, and there is certainly no rush to update or spend money, it is absolutely fine to rent out or move into as an owner-occupier straight away, and take your time to refurbish.

Located in a family-friendly pocket of popular Wurtulla, where the lifestyle choices are in abundance from the lake, the beach, parks, local shops and sporting grounds, and just minutes to the hospital, less than 10 minutes to the university and with quality public and independent schools close by, this is truly very savvy buying whether as an owner occupier or investor!

First time offered to the market, this is an absolutely cracking and affordable opportunity to purchase into one of the Coast's most in-demand lifestyle locations, close to beaches and major employment and education hubs.

- Solid lowset, easy care, well presented home
- Circa early 1990's, only ever had one owner
- 4 bedrooms, 2 bathrooms, 2 sep. living areas
- Central kitchen, light & airy with dishwasher
- Covered alfresco entertaining patio at rear
- Air-conditioning, fans, security screens
- DLUG + gated side access for boat/caravan
- Immaculate flat gardens, room for a pool
- 600m<sup>2</sup>, fenced backyard with garden shed
- Just 100 metres to Lake with parks/walkways
- Close to new hospital/health precinct + schools

- Beaches, shops, University all within 10 mins
- Suit investor, renovator, downsizer, family
- Exceptional buying, prime location...act ASAP!

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