



12 York Ct, Horseshoe Bay



### 3 bedroom house with lots of potential

On a fully fenced 741m2 block, this house would suit the keen gardener or someone who needs space for a caravan, boat, kayaks etc. There is a large handy shed to the rear of the property as well as a lawn locker.

The home has decks on three sides so you can move around dependent on the sun and breeze. The main living area is open plan with beach-house styling and a modern kitchen. A sleepout/craftroom/office is a couple of steps down off the kitchen and is air-conditioned as are the three bedrooms and living area.

The main bedroom is on the front corner of the house and has a door into the second bedroom so it can be used as a large walk-in-wardrobe or nursery, although it has its own door onto the hall, window and air-con so can easily revert to a normal bedroom.

The family bathroom could do with a renovation so you can choose your own style here, currently with shower over the bath, vanity and toilet which can be separate or integrated as the two doorways from the hall are still in place from this original layout.

Approx ten minutes walk to Horseshoe Bay beachfront with its regular markets, watersports, sandy beach, great selection of cafes and restaurants, corner shop etc. There is a bus stop approx one minute walk and it's approx 8 mins drive to the ferry terminal.

Call Alex to arrange an inspection anytime by appointment.

This information has been provided to us by third parties and we do not

3 1 741 m2

**Price** SOLD for \$240,000  
**Property Type** Residential  
**Property ID** 853  
**Land Area** 741 m2

#### Agent Details

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