



FOR SALE

LOCATION & LIFESTYLE

\$10,000 Reduction- Don't miss this one, call Catherine today to view on Mob: 0449866627. Simply stunning is the best way to describe this immaculately presented 3 bedrooms & 2 bathroom quality built home in a cul de sac location with a wonderful outlook directly over the golf course and the adorable little park/reserve. This home is ideal for downsizers or first home buyers or someone who just wishes to enjoy nature on your doorstep with all the essential amenities close by. Situated in arguably Meadow Springs very best location, this fabulous boutique home allows you to enjoy a morning coffee surrounded by 200-year-old Tuart Trees as you listen to the many varieties of birdlife, what a way to start your day! Great place to walk or cycle to the lovely parks nearby, including Meadow Springs' mini "Kings Park" – the Quarry Park (which features concerts and outdoor movies in summer).

Architecturally designed by a boutique builder taking advantage of the natural light and eco-friendly aspect and surrounded by 35 hectares of parks, natural bush, birds and wildlife making this home truly something special. Tranquil views of the adorable little park can be enjoyed from the kitchen; dining and family areas making this property a pure delight to live in. The quality fixture and fittings and luxury finishes plus the use of neutral tones throughout this property will make it easy to add your favourite accents & personal touches to complete your dream home.

Special Features :

- Architectural low maintenance design, easy-care, lock-up and leave.
- Light-filled home with High Ceilings with 31c in main living areas.
- Modern & efficient LED Lighting throughout including heat lamps to bath & ensuite.
- 900mm programmable electric S/s oven, gas top cooker & range hood
- dishwasher, and several split system air conditioning units.
- Quality tap wear and china basins plus generous laundry.
- Master bedroom plus ensuite with shower, bath & vanity plus wc.
- Guest bathroom has shower, bath & vanity and separate wc.
- Large alfresco with poured limestone surrounded by mature trees and plants.
- Adorable gazebo with café blinds to relax and entertain adjacent to Alfresco.
- Elevated and private with no common walls plus security doors.
- Private cul-de-sac location with dedicated guest/visitor parking.
- Fully fenced and landscaped with auto reticulation with garden shed.
- Easy access to Shops(1km), Beach(2.5km), Quarry Park(0.5km) schools and sports fields
- 45 minutes to Perth. 5 minutes to Mandurah Rail. 3-minute walk approx. to Local Bus stop

3 BED | 2 BATH | 2 CAR

PRICE:
\$348,000

OPEN FOR INSPECTION:
N/A



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