

Sold



20 Sappleton Rtt, Merriwa



## Beachy Days and Cosy Nights in Merriwa

First home-buyers, families and investors can enjoy the benefits of this freshly painted 4x1 close to the beach, shops, schools and more!

With nothing to do but move in, this gorgeous home with chic feature walls and air conditioning is a comfortable place for an owner-occupier or renting family to settle. The main bedroom includes a walk-in wardrobe and soothing ensuite in slate grey, and the other three bedrooms have use of a modern bathroom with shower over bath.

The open-plan kitchen/dining area is a treat on chilly mornings with a combustion wood heater, and the brand-new blackout blinds ensure the sun doesn't hit you before your morning coffee. A fresh coat of paint and updated skirting boards help the house feel like new, and the 140sqm internal layout gives everyone room to move.

Outside is a whole new world on this 644sqm block, with a massive backyard composed of water-wise artificial lawn and a sandpit to light up the lives of the little kids in your world. There's also a huge air-conditioned shed and double roller doors which can be used for parking, as well as a carport beside the house. Local parks have been cleverly planned for families to walk to, and there's the local IGA and Clarkson Primary School nearby for everyday convenience.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28120

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Enjoy more shopping at nearby Ocean Keys or spend a day on the beach, followed by a meal at Portofino's, and you have a recipe for great family life.

Call Peter for a viewing on 0438 761 014.

Features include:

- 4-bedroom brick-and-tile home
- Master bedroom with walk-in wardrobe and ensuite
- Family bathroom with shower over bath
- Open plan kitchen/dining with new blackout curtains
- Fresh paint and new skirting boards
- Combustion wood heater
- Split system reverse cycle aircon
- Artificial lawn backyard with sandpit
- Shed with aircon unit and double roller doors
- Single carport
- 140sqm footprint on 644sqm block

Location (approx. distances):

- Addison Park 450m
- SUPA IGA 750m
- Ocean Keys Shopping Centre 2km
- Portofino's Restaurant and Bar 2.4km
- Clarkson Primary School 600m
- Youth Futures Community School 650m
- Quinns Baptist College 1km
- Clarkson Community High School 1.8km
- Bus stop (Route 481, 482, 483) 290m
- Butler Train Station 5.3km
- Marmion Avenue 250m
- Joondalup 10.6km

*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.*