

4 Blue Mountain Link, Merriwa

Dreaming of a Coastal Lifestyle?

Living close to the beach seems like an unattainable dream for many, but this four-bedroom, two-bathroom home could fulfil the fantasy – if you're quick. Endless silky white sands, azure water and picture-perfect beaches are just five minutes away from this spacious family home.

There's no need to compromise on space either on this 509sqm block with 159sqm of living space, including two spacious living areas and a large backyard. The open-plan living and dining area includes a stylish kitchen and plenty of space for everyone to relax. This light and airy room leads outside to a fantastic backyard for the kids and pets with a lawn and shady mature trees and plants. Outdoor entertaining will be a pleasure beneath the patio underneath the main roof overlooking this pretty garden.

With the kids and guests taken care of, the formal lounge at the front of the property opposite the primary bedroom creates a tranquil parents' retreat with plenty of separation from the rest of the house. The light-filled lounge would also be an excellent spot to work from home as it faces the street.

Given the proximity to the coast, you'll love discovering the many attractions, including cafes such as Portofino's Restaurant and Jindalee Beach Shack, as well as several beaches, including Quinns Beach. The Marina, Mindarie is also nearby and features eateries, and a gorgeous spot to watch the sunset with a bevvy in hand.

Merriwa offers excellent transport links as you're five minutes from the Clarkson Train Station, Wanneroo Road, Marmion Avenue and the Mitchell Freeway, or it's a short walk to bus routes 481, 482 and 483. There is a range of schools on your doorstep, and within a one-minute walk, you can be

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Price	SOLD
Property Type	Residential
Property ID	28420

Agent Details

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at Alkimos Baptist College, or Quinns Baptist College is a short drive away. Around the corner is Dalvik Park, with a playground, and sporting and BBQ facilities. You're close to Merriwa's town centre, plus you also have many shops, cafes and amenities in nearby Clarkson and Joondalup.

Constructed in 2006, this brick and tile home is an obvious drawcard for families, but it also offers an enviable lifestyle for downsizers and first homebuyers; it's also a lucrative investment being this close to the coast.

You won't want to miss out on this one. Please don't hesitate to contact Peter Panagiotidis today at peter@xceedre.com.au or on 08 907 2088.

Property features:

• Four bedrooms, two bathrooms

• Spacious open-plan living and dining leading outside

• Stylish kitchen with timber-fronted cabinetry, a breakfast bar with seating, dishwasher, gas cooktop, dual sinks and a double-fridge recess

• Formal lounge

• Primary bedroom includes an ensuite and a walk-in robe

• Main bathroom includes a bathtub

• Ducted evaporative air-conditioning

• Alfresco dining beneath a patio under the main roof

• Fully-enclosed garden with lawn and mature trees/plants

• Double lock-up garage with additional parking and shopper's entrance

• 2006 brick and tile construction

• 509sqm block, 159sqm living space

Location highlights:

• 180m to Alkimos Baptist College

• 300m to Dalvik Park

• 1.6km to Butler College

• 1.6km to Addison Park and community centre

• 1.9km to SUPA IGA and Merriwa town centre

• 2.6km to Quinns Baptist College

• 2.7km to Quinns Beach

• 3.1km to Clarkson Community College

• 3.3km to Clarkson Primary School

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