







The Perfect Blend of Space, Storage and Style

With charming street-front appeal and a warm sense of character, this west-facing four-bedroom, two-bathroom home with two living areas offers effortless family living in one of Perth's most desirable and family-friendly locations.

Tucked away at the end of its own private road, this is a spot where convenience meets comfort. Footsteps from local restaurants, parks, and playgrounds, and just a five-minute drive to numerous shopping centres, schools, sporting clubs, and Quinns Beach, this is the perfect family home for those seeking everything close at hand.

From the welcoming porch entrance, step inside to a spacious front living room featuring a harmonious blend of neutral tones and timber-style flooring. It's a peaceful, private space separate from the main hub of the home, ideal for entertaining or simply relaxing in comfort.

Further inside, the central living area forms the heart of the home, with the well-appointed kitchen offering great visibility over the family and casual dining zones. Bathed in natural light, sliding doors open to a paved outdoor patio, seamlessly extending your summer living options. Enjoy alfresco dining and BBQs in the semi-enclosed, private entertaining area, complete with café blinds for year-round comfort. Beyond, a sunny courtyard provides a perfect play space for the little ones, with plenty of room for a trampoline or swing set.

4 2 2 457m2

Price	SOLD for $785,000
Property Type	Residential
Property ID	32411
Land Area	457 m2

Agent Details

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Office Details

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All four bedrooms are generously sized, easily accommodating queen beds, and feature built-in robes and blinds. Each room includes split-system air-conditioning for year-round comfort. The main bedroom enjoys its own ensuite, while a family bathroom with a bath services the remaining rooms.

The keen hobbyist or handy person is also well catered for, with a powered workshop garage. A single carport and ample driveway space provide secure parking for multiple vehicles, a trailer, or even a small boat or caravan.

Capturing the essence of family living with room for everyone, this home presents an exceptional opportunity for first-home buyers, investors, or young families seeking a friendly, well-connected community. You'll love the abundance of local shopping, quality schools, leafy parks, and easy access to main roads. Quinns Rocks Sports Club and Quinns Beach are just a five-minute drive away, while a short stroll across the road brings you to something Italian and Seagrove Chinese Restaurant.

Enjoy waterfront dining, live entertainment, and stunning sunsets at nearby Mindarie Marina with an abundance of amenities right on your doorstep, this home offers the ultimate blend of comfort, convenience, and coastal lifestyle.

For more information or to arrange a private viewing, contact Steven Bethell at steven@xceedre.com.au or 0468 719 374.

Features include:

Four Bedrooms, all Queen size, carpeted with built-in robes and split system air-condtioning
Two Bathrooms – family bathroom with bath and main bedroom ensuite
Two separate living areas – living/ dining/ family room, plus a separate TV Lounge area
Well-appointed kitchen with double sinks, large oven, pantry, and gas stovetop
Split system air conditioning in the main living /kitchen area
Separate laundry with exterior access
Undercover paved patio with cafe blinds
Large sunny paved courtyard
Powered workshop garage (approx. 25sqm)
West-Facing Property
Private and quiet location
Located at the end of its own private road
Front porch with iron lattice work, characterful entrance
Single-car carport with ample extra car parking on driveway

Location (approx. distances):

Brighton Beach Medical Centre 500m
Something Italian and Seagrove Chinese Restaurants 550m
Foundation Park and playground 800m
Merriwa Primary School 1.6km
IGA Quinns Rocks Fresh 1.8km
Farmer Jacks Butler 1.8km
Quinns Rocks Sports Club 1.8km

Merriwa Plaza 2.0km
Quinns Baptist College 2.3km
Quinns Beach 3.2km
Clarkson Community High School 3.9km
Clarkson Shopping Centre 4.9km
Mindarie Marina 5.0km

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