



**22 Ramsgate Retreat, Mindarie**



## ENORMOUS HOME WITH GRANNY FLAT 2 MINUTES FROM THE MARINA!!

Perfectly located at the end of a quiet cul-de-sac street and only 2 min from Mindarie marina you'll find this mammoth, 1 of a kind family home.

On 1 side you'll find the main 2 story residence, which combines 4 enormous bedrooms, 5 living areas, plus a study and comes complete with a sprawling backyard and undercover pool.

On the other side is a fully self contained 1 bedroom granny flat with a spacious kitchen and living area overlooking the private backyard and its own 2 car garage.

This property truly is big enough for even the largest of families!

### MAIN RESIDENCE (Downstairs):

- Grand double-storey façade with prominent front columns
- Entrance is flanked by the front lounge and dining room that overlook the front yard
- Study is tucked away at the front of the home for piece and quiet with a convenient W/C right beside it
- Kitchen includes a dishwasher, ultra-wide fridge recess, 4 burner gas cooktop with retractable rangehood, under bench oven, double sink, plenty of storage with overhead cabinetry and finished off with stone benchtops
- Main living area, dining and kitchen all overlook the back yard

5 3 4 948 m<sup>2</sup>

<b>Price</b>	\$2,150,000
<b>Property Type</b>	Residential
<b>Property ID</b>	32952
<b>Land Area</b>	948 m <sup>2</sup>
<b>Floor Area</b>	385 m <sup>2</sup>

### Inspection Times

Sat 13 Jun, 2:30 PM - 3:00 PM

### Agent Details

Ryan Joseph - 0400 006 693

### Office Details

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



- Super king size minor bedrooms all with robes with bedroom 4 overlooking the pool
- Activity area is positioned centrally to the 3 minor bedrooms
- Spacious main bathroom includes a spa bath
- Sprawling backyard entertaining area with undercover sparkling pool, lawned area and garden shed

#### MAIN RESIDENCE (Upstairs):

- Super King size master suite with access to the front balcony and walk-in robe
- Ensuite with spa bath and dual vanity's plus separate W/C
- Sprawling living area with built-in bar and access to 2 separate balcony's

#### GRANNY FLAT:

- King size master suite with semi ensuite
- Open plan kitchen and main living
- Kitchen includes 4 burner gas cooktop, double sink and under-beach oven
- Private backyard

#### EXTRAS:

- 12 Solar panels
- Solar hot water for the main residence and granny flat
- Solar heated pool
- Reverse cycle, ducted aircon in main residence and granny flat
- Spring water bore with 1 year old pump
- Ducted vacuum system in the main residence
- Double remote garage with side-by-side parking for the main residence
- Double remote garage with inline parking for the granny flat
- Room to park upto 5 extra vehicles on the driveway
- Fully secure property with automatic front gate
- Freshly painted throughout
- Brand new carpets
- New LED lighting
- Built in 2002
- 384sqm house (Not including garages, patio or balcony's)
- 948sqm block

*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.*