







UNDER OFFER with Ryan Joseph!!

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

5 3 4 948m2

Price	SOLD for $2,050,000
Property Type	Residential
Property ID	32952
Land Area	948 m2
Floor Area	385 m2

Agent Details

Ryan Joseph - 0400 006 693

Office Details

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Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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storage with overhead cabinetry and finished off with stone benchtops
- Main living area, dining and kitchen all overlook the back yard
- 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
- Soler 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

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