

**10 Barletta Place, Mindarie, WA 6030**

**House For Sale**

Friday, 31 May 2024

10 Barletta Place, Mindarie, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Matt Nylander  
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## ALL OFFERS PRESENTED!!

ALL OFFERS PRESENTED TUESDAY 11/06\* Nestled in the sought-after suburb of Mindarie, this stunning two-storey residence at 10 Barletta Place offers an enviable coastal lifestyle. Just 350 meters from Mindarie Marina and 550 meters from Mindarie Beach, this home promises serene coastal living. The home's stunning elevation, featuring contrasting brickwork and wooden panelling, exudes instant curb appeal. A double remote-controlled garage and a welcoming porch enhance its charm. Upon entering through wide double doors, you'll find a foyer with beautiful wooden flooring that flows throughout the home. The open-plan living area is bright and spacious, anchored by a chef's kitchen. This culinary space boasts ample bench space, a wrap-around breakfast bar, stainless steel appliances, a double sink, and a large pantry. Adjacent to the kitchen is a well-appointed laundry room. The dining area opens onto an ample undercover alfresco space, perfect for outdoor entertaining. A games room or home theatre at the rear of the home offers additional relaxation options. The backyard features a grassy area ideal for children and pets, with plenty of space for a future pool. Upstairs, a second lounge offers views of the Indian Ocean. The master suite at the front of the home includes a cedar-lined balcony, a his-and-hers walk-in robe, and an ensuite with a double vanity, WC, and shower. Three additional generously sized bedrooms and a family bathroom with a bath, shower, vanity, and WC complete the upper floor. This exceptional home is conveniently close to Mindarie Marina, popular eateries, local shopping hubs, esteemed schools, healthcare facilities, and fitness centres, and offers easy freeway access. Embrace a lifestyle of comfort and convenience in this beautiful coastal home. Additional benefits: ☑☑ Air conditioning throughout ☑☑ Double remote garage ☑☑ Three living zones ☑☑ Ample storage throughout ☑☑ Reticulated gardens ☑☑ Quality window treatments Location features: ☑☑ 350m to the Mindarie Marina waterfront ☑☑ 460m Rosslare Park ☑☑ 1.5km to Claytons Beach ☑☑ 5 min drive to Ocean Keys Shopping Centre ☑☑ 7 min drive to Clarkson train station ☑☑ Close proximity to a number of schools, including Mindarie Primary School, Quinns Baptist College, Peter Moyes Anglican School, Mindarie Senior College\* Seller reserves the right to accept an offer prior to the set date.