

# 10 Mottlecah Way, Mirrabooka, WA 6061

THE AGENCY

## House For Sale

Monday, 8 January 2024

10 Mottlecah Way, Mirrabooka, WA 6061

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 589 m2

Type: House



Adam Naumovski

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## End Date Sale 22/01/24

Adam Naumovski presents...10 Mottlecah Way, MirrabookaEnd date sale - All offers presented 22/01/24 - Unless sold prior.**\*\*HOME OPENS THIS WEEK\*\***Saturday 13th January 2:45 - 3:15pmSunday 14th January 3:00 - 3:30pmWelcome to 10 Mottlecah Way, Mirrabooka, a charming 4-bedroom, 1-bathroom home that promises a life of convenience and tranquillity. Perfectly positioned directly across the road from the picturesque Mottlecah Way Reserve, this home offers an enviable lifestyle for astute buyers, savvy investors, small families, and first-time home buyers alike. Internally, this home is defined by its spacious and accommodating layout. The large living area, accentuated by wood-look floors, emanates a sense of warmth and comfort. The open plan kitchen and dining area ensures meal times are a social affair, with stainless steel appliances, microwave recess, and ample bench and cupboard space. Each of the four generous-sized bedrooms are complete with built-in robes, providing ample storage. The bathroom is well equipped with a separate shower and bath, catering to all needs. This home also boasts ducted air-conditioning for year-round comfort. Built in 1985 and well maintained throughout the years, this home offers a unique chance to inject personal style through a renovation, transforming it into something truly extraordinary. Stepping outside, you'll find an undercover entertaining area that yearns for family barbecues and gatherings. The grassed area is an ideal playground for kids and pets alike, while the powered workshop provides a haven for hobbyists and DIY enthusiasts. Situated on a generous 589sqm block, there's plenty of room for a pool to create your own backyard oasis. Low maintenance and easy-care, this home is move-in ready, yet still teeming with renovation potential. With its parkside location and generous-sized block, 10 Mottlecah Way, Mirrabooka is brimming with potential. Close to shops, parks, schools, and public transport, this home is a gem waiting to be discovered. Don't miss out on this opportunity to secure a slice of Mirrabooka living!Some fantastic features include:

- Charming 4-bedroom, 1-bathroom home.
- Directly across Mottlecah Way Reserve.
- Spacious living area with wood-look floors.
- Open plan kitchen and dining with stainless steel appliances.
- Generous bedrooms with built-in robes.
- Bathroom with separate shower and bath.
- Ducted air-conditioning - Undercover outdoor entertaining area.
- Grassed area perfect for kids and pets.
- Powered workshop.
- Generous 589sqm block with room for a pool.
- Low maintenance, easy-care property.
- Move-in ready with renovation potential.
- Close proximity to shops, parks, schools, and public transport.
- Parkside location brimming with potential.
- and much much more...DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326ADAM NAUMOVSKI | FOR ALL YOUR REAL ESTATE NEEDS

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