

**10 Mudstone Road, Treeby, WA 6164**



**Sold House**

Thursday, 24 August 2023

10 Mudstone Road, Treeby, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**

**\$696,000**

Ina Flanagan is delighted to introduce this remarkable four-bedroom, two-bathroom family home sitting on an ideal 375sqm block. This home is magnificently presented and incorporates a comfortable open plan living, dining area and theatre/games room, this area really offers the perfect spot to relax with the family and friends. As you walk through this lovely family home the hallway will lead to the primary which king in size with great his & hers built in robes. The ensuite has quality finishes and is very spacious it features a double sized shower and single basin on a larger vanity and stone bench top with plenty underneath storage. Walk on through to the spacious light and bright open plan living area incorporating family, meals, theatre/ games room and entertainment area, creating the centrepiece of this home. The area is light and bright with shimmering downlights. Features have been well planned with details including, ducted reverse cycle air conditioning, quality stylish flooring and crim mesh security doors. Leading onto a beautifully decked alfresco and lovely manicured backyard. At the heart of the home is the luxury kitchen that has everything the MasterChef could want. Enjoy the practical design including an abundance of cupboard space, quality stainless steel appliances, large bench top including a breakfast bar, plus built in pantry. You can just imagine your guests pulling up a stool and enjoying nibbles and a glass of bubbly while you cook up a storm. The minor bedrooms are all generous in size fitting queen beds, all include built in robes. These bedrooms share a lovely, finished family bathroom, with stone benchtops. Features to this amazing family home include:

- Ducted reverse cycle air conditioning
- Crim mesh security doors
- Solar panels
- Reticulation
- Rear access
- Stone bench tops
- Instant gas hot water

When it comes to enjoying the outdoors, this is the spot to be. The amazing outdoor entertaining area offers an expansion to the living space and is perfect for every occasion. Relax with the family under the alfresco and patio area or enjoy entertaining friends with a BBQ and a drink whilst watching the kids play in lush gardens. Located in quiet street and with walking distance to large lovely, manicured parklands, Treeby Primary School, community centre, local coffee shop and future IGA. Easy access to freeways and Cockburn Gateways Shopping Centre. Contact Ina Flanagan today for more information or to arrange a viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.