

11 Mulling Road, Martin, WA 6110

House For Sale

Wednesday, 24 April 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 390 m2

Type: House



Rob French

Offers Above \$635,000

You will love this River Haven Estate home. Absolutely excellent condition. Built in 2016 and maintained to perfection. Styled in classic, crisp, clean white finishes with a high, cathedral ceiling down the length of the living area, giving an enhanced sense of space and light. The home offers 3 spacious bedrooms with two, full bathrooms, main ensuite accessed through a wide walk-through robe. The second sitting room or office opens to the front garden through double French doors. The second bathroom comes complete with a good size bath and separate toilet. There is a wide and welcoming hallway leading to the living area which draws you in and exposes you to the fantastic interface with the adjacent Martin Riverpark, which you overlook without restriction. Like having your own private estate except that you don't have to look after it. So unusual to have this intimate association with nature, in the heart of suburbia. The main living area comprises the modern, well equipped kitchen with quality finishes and white, tiled splashback, wide island counter-top adjacent to the dining area, and very spacious living room. The living room leads out onto the back patio. The patio offers plenty of space to live the outdoor life and to entertain and set up your own alfresco cooking zone. Off the back patio is a tranquil Koi pond linked to an aquaponic irrigation system across a small bank of beds suitable for growing your own vegies or flowers. Cooking is on a gas stovetop with electric oven. The hot water system is instant gas giving you an unlimited and immediate supply of hot water and the whole home is under ducted air conditioning with 4 separate zones all centrally controlled. The gardens are reticulated and the final special feature is a complete security system with sensors across all openings and internal motion sensors and alarm. The Lumen Christi College is within 2 Km and Gosnells shopping precinct less than 3 Km away. The Tonkin Highway is very accessible and all your amenities and facilities within easy reach. This home will be in very high demand and will sell very quickly so don't delay. Perfect for small families, first time buyers or FIFO workers wanting complete security and easy airport access. Call me today to arrange a viewing. Contact Rob French 0401 970 997 or email me at rob@wesproprealty.com.au for an appointment to view.