

# 11 Portrush Way, Mindarie, WA 6030

CENTURY 21

## Sold House

Friday, 18 August 2023

11 Portrush Way, Mindarie, WA 6030

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 387 m<sup>2</sup>

Type: House

## Contact agent

Ideal Lifestyle Change - Packed with Features\* This designer built, double storey home is approximately 321 sqms of internal living and is packed with features. The home contains 5 good sized bedrooms (2 master bedrooms), 4 bathrooms, separate study/6th bedroom, grand entrance leading to an open plan kitchen/family/dining downstairs with additional upstairs living and theatre rooms. The upstairs living area leads to the main master bedroom as well as a lovely front balcony with uninterrupted ocean and marina views. Off the kitchen is a good sized laundry and 4th bathroom for those times you come straight from the beach. \* Inside features are numerous and include finest quality polished porcelain and bamboo floors to all living areas, with bamboo also to stairs and both master bedrooms. The remaining 3 bedrooms are all fitted with quality carpets. Other features include high ceilings throughout, newly installed ducted reverse cycle A/C system, ducted valet, security alarm, quality roof insulation, ample TV and power points throughout, the finest quality fixtures, fittings and treatments throughout which include skirting boards, ornate cornicing, French doors, open sky window/loft to upstairs living and more. The central and modern appointed kitchen is complete with Essa stone tops/breakfast bar, tiled splash-back, quality cooking appliances and dishwasher, and capped off with plenty of storage space. Stone benches and floor-to-ceiling tiles to all bathrooms, also with fine plumbing fixtures and fittings, all serviced by gas instantaneous HWS, and more.\* Outside features include textured render finish to external walls, easy care garden beds, with limestone surfaces to all driveway and paths and good sized sheltered alfresco UMR. Side street access to high and extra long and wide double lock-up garage - complete with small drive through area, remote doors, plenty of storage/workshop space and shoppers entrance. All this and more located in whisper quiet street on a good sized 387 sqm cottage block and surrounded by similar million homes in the Wharf Precinct, literally minutes walking distance to Mindarie Marina and boat ramp, Clayton Beach, private and state schools, major shopping centres and many other major amenities. \* To fully appreciate this home please ring Ray to view by appointment today.