

# 11 Tobias Court, Mundaring, WA 6073

**Professionals**

## House For Sale

Monday, 15 January 2024

11 Tobias Court, Mundaring, WA 6073

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2000 m2

Type: House



Andrew Fisher

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**From \$749,000**

If you don't know Noblewood Estate, it's arguably our most sought-after housing precinct. It's family friendly, full of superb homes, regularly commands the best prices, is walking distance to town and the Mundaring Primary School - and it's where we all head for Trick or Treat! Secretly, many of us locals wish we lived there! So, to get a family home at this end of the market in this location that is really at hills entry level prices, well you just need to get into it! This well-presented 1997 built 4x2 is on a full half-acre, has access to the rear on both sides for your future workshop and is surrounded by truly beautiful properties. You could do anything you like to this property in terms of upgrades and your investment will be very secure! This home has been so well cared for. Bought very early on in the development of this area, it has been home to same family for many years. All of the eaves, roof, patio and gutters are in great shape and the garden is thoughtfully laid out to accommodate your trailers, boats and toys being parked up. Inside, this home has a formal lounge, family room and additional games room. The kitchen has shoppers' entry access from the double lockup garage. The master bedroom has the walk-in robe and ensuite and 2 of the minor beds already have robes. Both the laundry and minor bathroom are well maintained. The brand-new reverse cycle split will keep you cool this summer, but you could add some more air cons when you are ready. Outside the half acre really is a blank canvas - there is room for a pool and workshop of course with easy access. There is already a large, covered patio area for entertaining. This lovely property is completely move in ready. Most of these homes are renovated and well into the 8's but this is an opportunity to get into a good 4x2 and put your own stamp on it as funds allow. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behavior and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.