

11 Wayford Mews, Erskine, WA 6210

Mandurah

House For Sale

Tuesday, 28 November 2023

11 Wayford Mews, Erskine, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 712 m2

Type: House



Paul Taylor
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Best Offer Over \$549,000

This impressive 4 bedroom, 2 bathroom brick and tile home is nestled on a generous 712sqm block, offering a lifestyle of both space and style. Tucked away in a peaceful cul-de-sac, overlooking the park, this home is a haven for those seeking a spacious and serene retreat. The heart of the home boasts a well-appointed kitchen featuring a breakfast bar, double sink, built-in pantry and 600mm stainless steel appliances. Designed for modern living, the open plan living area seamlessly connects to the separate dining room and a sunken games / living room with a built-in bar, providing a versatile layout. The front living room can be closed off and used as a theatre, large study or additional living area. The spacious master bedroom is complete with a walk-in robe, wall unit air-conditioner and ceiling fan. The ensuite is equipped with a toilet, shower and single vanity. The minor bedrooms are equally inviting, all fitted with ceiling fans. The large main bathroom holds a bath, shower and single vanity. Step outside into your parkside paradise - a gable patio perfect for entertaining, overlooking a lovely rear grassed area and garden that extends to the park with direct access through a gate, making it a seamless extension of your backyard. The double garage allows drive through access and the 3x4m powered shed adds practicality and convenience to this already remarkable home. Additional features include solar panels, bore and reticulation. You won't want to miss this one! Call Paul Taylor from Harcourts Mandurah - 0407 101 137 to organise a viewing. Features:

- 4 bedroom, 2 bathroom brick and tile home
- Built 1995 on a 712sqm block
- Cul-de-sac location
- Double garage with drive through access
- Kitchen with breakfast bar, double sink, built-in pantry, 600mm stainless steel appliances, microwave and fridge recess
- Front living room / theatre
- Separate dining room
- Open plan living area
- Sunken games room / living room with built-in bar
- Spacious master bedroom with walk-in robe, wall unit air-conditioner and ceiling fan
- Ensuite with toilet, shower and single vanity
- Minor bedrooms all with ceiling fans
- Large main bathroom with bath, shower and single vanity
- 2x split system air-conditioners
- 1x wall unit air-conditioner
- Ceiling fans
- Tiled flooring
- Solar - 6 panels
- Gable patio perfect for entertaining
- Lovely rear grassed area and garden overlooking the park
- Gate to access the park
- 6 station reticulation
- Bore
- 3x4m approx. powered shed

Council Rates: \$2,100.00 PA (approx.) Water Rates: \$1,418.06 PA (approx.) Zoning: R20Betta call Paul on 0407 101 137 Paul.taylor@harcourtsmandurah.com.au Paul Taylor - Real Estate - Taylor'd to suit your needs*All measurements are approximate*This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.