

# 115 Myrlea Trail, Alkimos, WA 6038



## House For Sale

Wednesday, 15 May 2024

115 Myrlea Trail, Alkimos, WA 6038

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 379 m2

Type: House



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**\$679,000+**

Occupying a commanding corner position that is virtually opposite the lovely Landbeach Park and its fantastic playground for the kids, this wonderful 4 bedroom 2 bathroom home will definitely keep your loved ones happy with its free-flowing floor plan and desirable location, situated only a few minutes away from beautiful Alkimos Beach. A carpeted theatre room at the front of the house makes an instant first impression and neighbours the spacious master-bedroom suite - comprising of a walk-in wardrobe and an intimate ensuite bathroom with a shower, stone vanity, under-bench storage and a toilet. The impeccably-tiled open-plan living, dining and kitchen area is the perfect central family hub, playing host to a breakfast bar, sparkling stone bench tops, a double fridge/freezer recess, double sinks, tiled splashbacks, a walk-in pantry, dishwasher, and quality stainless-steel range-hood, gas-cooktop and oven appliances. Servicing the minor sleeping quarters is a stylish main family bathroom with a shower, separate bathtub and a sleek stone vanity in between. The backyard is generous in its proportions, with plenty of lawn space for the pets and young ones to run around on complemented by a garden shed in the corner and a delightful covered outdoor alfresco-entertaining area that splendidly overlooks it all, off the main living space. Alkimos Primary School sits just around the corner, as do a host of local early-learning centres, Alkimos College, the Butler Train Station, shopping centres, other excellent schools, gyms and recreational facilities, the freeway and so much more. There is lots to love about this magnificent location, that's for sure! Other features include, but are not limited to:-

- Carpeted bedrooms
- 2nd/3rd/4th bedrooms with built-in robes
- Walk-in/built-in linen storage to the laundry, off the kitchen
- Separate 2nd toilet
- Separate linen press
- Ducted air-conditioning
- Down lights
- Neat and tidy lawns
- Low-maintenance gardens
- Double lock-up garage with internal shopper's entry
- Easy-care 379sqm (approx.) corner block
- Built in 2020 (approx.)
- Current lease in place until 12/10/2024