

# 12 Cleveland Court, Meadow Springs, WA 6210



## Sold House

Friday, 6 October 2023

12 Cleveland Court, Meadow Springs, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 746 m<sup>2</sup>

Type: House



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## Contact agent

Step into this 4x2 home, sitting peacefully on a whopping 746sqm block, where luxury meets functionality - offering the perfect blend of space, design, layout, style, comfort and location. As you enter, be greeted by high ceilings that exude an air of opulence, setting the tone for what lies ahead. Unwind in the spacious Master Bedroom, a sanctuary of tranquillity with ample room for your King-Sized bed and more. Step into your walk-in robe - a haven for your clothing, shoes, and accessories. Indulge in the spacious ensuite bathroom, experience the convenience of dual sinks, perfect for busy mornings or unwinding together at the end of the day. It's your own personal oasis for relaxation and rejuvenation. Spoil the kids or overnight guests in the Queen-Sized Minor Bedrooms. Each secondary bedroom is generously proportioned and features built-in robes, providing ample storage and an atmosphere of serenity equipped with brand new venetians. Relax fully in the bathtub in the generously sized second bathroom. Unleash your culinary creativity in the expansive Kitchen boasting new stainless steel 5-burner gas cooktop and oven. Also, a dishwasher, a walk-in pantry and a breakfast bar. Abundant kitchen storage ensures all your cooking needs are met with ease. The spacious open-plan meals and family area effortlessly flows into the Alfresco entertaining space through the sliding doors, creating a seamless indoor-outdoor experience perfect for hosting gatherings or savouring quiet family moments under the large patio. Luxury-style entertainment awaits you in your own private Theatre room, featuring double French doors. Enjoy indulging in cosy movie nights, binge-watching your favourite series, or cheering on your team at any time. Work or Study in style in a dedicated Study/Office, and elevate your productivity with a dedicated office space equipped with NBN connectivity, making remote work a breeze. Whether you're a gamer or just love entertaining guests, the sunken Games room featuring wood floors is your haven for endless fun, enjoyment and relaxation. A dedicated space that can feature a pool table, a kids play zone or just a chill out area. Enjoy the perfect climate year-round with a powerful Daikin air conditioner, ensuring your comfort and relaxation in all seasons. Say goodbye to the hassle of watering your gardens manually. With a reticulated bore system, your lush green spaces and beautiful flowers are effortlessly maintained, ensuring a vibrant, thriving landscape year-round. The spacious backyard features a 6x3m garden shed, providing ample storage space for outdoor equipment. The entire home has been freshly painted inside and out, radiating a sense of newness and sophistication. The home is conveniently located near a range of amenities, this wonderful home is walking distance to the shopping centre, medical centre, fitness centre, and bus stops. It is close to primary and secondary schools, the Famous Meadow Springs Golf Course and Country Club, and several beautiful beaches. For family fun, you will also appreciate the proximity of the Meadow Springs Quarry Adventure Park, complete with BBQ facilities and a playground, which is just a short distance away. You are only minutes away from the Mandurah or Lakelands Train Stations and also have quick and easy access to the Freeway if you commute to Perth CBD. This executive 4x2 home is more than a residence; it's a lifestyle upgrade.

Experience the height of luxury, comfort, modern living and convenience, all in one breathtaking package. Meadow Springs is a suburb of Mandurah, which has recently been named Australia's TOP Tourist Destination 2023, and now Mandurah is in the running for the World Title! Key Features

- 4x2 family friendly, open plan living home on a 746sqm block
- Located in a serene cul-de-sac street
- A true gem in a convenient and sought after location - close to an array of amenities
- Double garage with remote
- High ceilings, spacious dining and kitchen with new cooking appliances
- Separate Theatre room, Study / Home Office, and a sunken Games Room with quality wood flooring
- Large outdoor alfresco entertaining area complete with poured limestone
- 11kw Daikin Reverse-cycle air conditioning
- Low maintenance lawn and gardens, fully reticulated

Particulars\* Council - City of Mandurah\* Block Size - 746sqm\* Floor Size - 243sqm plus 41sqm Patio\* Council Rates - \$2222 p/a\* Water Rates - \$1594 p/a\* Please note that water and council fees are indicative and subject to change from the governing body. Rental Return - \$680 - \$700 p/week (Rental Appraisal letter available for any investors)