

**13 Malbec Pl, Mount Nasura, WA 6112**



**Sold House**

Wednesday, 10 January 2024

13 Malbec Pl, Mount Nasura, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 899 m2**

**Type: House**



Ben Mathews

0488997018

**\$725,000**

**\*\*\*SOLD BY BEN MATHEWS - THE MATHEWS TEAM - 0488 997 018\*\*\*** Discover the charm of family living at 13 Malbec Place, Mount Nasura. Constructed in 1994, this well-built 4-bedroom, 2-bathroom home with an additional study boasts an expansive 899sqm block. Enriched with character, having been meticulously maintained over the years, featuring a sparkling pool, lovely landscaping and alfresco zones, multiple spacious living areas, plus being positioned on one of the nicest streets in this coveted location, this residence is a true gem.

**INSIDE** Upon entering through the welcoming front door, a sense of comfort embraces you. The front lounge area offers a perfect separate retreat, with large windows allowing natural light to fill the space. The layout seamlessly transitions from the front lounge to the formal dining area and then into the heart of the home – consisting of the main living/dining zone, kitchen, and second lounge area. The open-plan design creates an inviting space for quality family time and entertaining. The well-maintained kitchen is a focal point of functionality and style. The home also features four spacious bedrooms, the master boasting a walk-in wardrobe and well-kept ensuite, and the three additional bedrooms all boasting built in robes. As if this wasn't enough you also have a versatile study that can double as a fifth bedroom, this home is certainly designed for adaptability. The main bathroom exudes modern elegance with quality fixtures and finishes while the neat and well-positioned laundry adds to the practicality.

**OUTSIDE** Step outside to a tranquil haven. The meticulously landscaped front facade, with impressive tiered mulched garden beds and greenery, complements the exterior's exposed brick, as well as the blue and white tones. To the rear behind the large double carport you have a spacious alfresco area perfect for gatherings, a generous grassed expanse, and a sparkling pool with gazebo – a paradise for both children and parents. The impeccably maintained pool area, surrounded by lush greenery, enhances the overall appeal. On the right side of the home, a paved storage area and a garden shed add practicality to this outdoor retreat.

**WHERE IS IT LOCATED?** Tucked away at the end of a quiet cul-de-sac, 13 Malbec Place, Mount Nasura, resides in one of the most sought-after pockets of the area. Privacy is assured, yet all local amenities are conveniently close. Mount Nasura's welcoming community further enhances the appeal, making it an ideal location to call home.

**WHAT TO DO NEXT** Seize the opportunity to explore the countless features of this exceptional family home. Ben Mathews from Rodway Group invites you to the home open, as advertised. Property Code: 3965