

# 13 Mannikin Heights, Beeliar, WA 6164

## House For Sale

Tuesday, 30 January 2024



13 Mannikin Heights, Beeliar, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 683 m2

Type: House



Tanya Forzatti

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## Call for Details!

Welcome to your dream home, tucked away at the end of a peaceful street, offering privacy, security, and low maintenance living at its best. This impressive four-bedroom, two-bathroom double-storey residence is truly a haven for those seeking both luxury and functionality! One of the standout features of this property is the ultimate four-car garage, complete with rear access for extra parking convenience. The garage is equipped with three-phase power, workbench, storage cabinets, and sink - making it a dream space for any hobbyist or handyman. Additionally, there is ample space for caravan or boat parking to the front of the property, ensuring all your vehicles are accommodated with ease. Step inside and be greeted by the welcoming double door entry which leads through to the home office/potential fifth bedroom, spacious open plan kitchen/family/meals area plus separate lounge/games room providing comfort and space for the entire family. The main living areas boast beautiful bamboo wooden floors, adding a touch of elegance and warmth. This kitchen is a culinary haven, featuring ample cupboard space, a walk-in pantry, generous stone benchtops, quality stainless-steel appliances, a double fridge and microwave recess, dishwasher, and a perfectly sized breakfast bar for family gatherings. Overlooking the living and dining area, this kitchen is sure to be the heart of the home. The minor bedrooms are located downstairs in their own private wing, each generously sized and equipped with double built-in robes. These rooms offer easy access to the family bathroom, which includes a spacious bath, shower and separate powder room and toilet. Upstairs, the parents' retreat awaits, featuring a lounge, a spacious balcony with stunning city and hill views, and the master bedroom with dual walk-in robes. Indulge in the luxurious spa bath and double sinks in the ensuite, creating a true sanctuary for relaxation. Outside, you'll find a heated below-ground swimming pool with glass fencing, perfect for year-round enjoyment. The alfresco entertaining area is an ideal space for hosting gatherings and creating lasting memories with family and friends. Located in a prime location, this property offers the best of both worlds - tranquillity and convenience. Don't miss the opportunity to make this stunning residence your own. It's moving ready and waiting for you to call it home!

- Security system - including garage
- Security screens & front lighting
- Understair storage
- Ducted reverse cycle air conditioning - zoned
- Bamboo floors throughout main living areas
- Heated swimming pool with glass fencing
- Alfresco entertaining area
- 4 Car lockup garage

**NEARBY AMENITIES:**

- Local IGA and shops - 700m
- Beeliar Primary School - 1.2km
- Cockburn Gateway Shopping City - 5.6km
- Cockburn Central Train Station - 5.9km
- Coogee Beach - 6.6km
- Fiona Stanley Hospital - 11km
- Fremantle Town Centre - 13km
- Perth CBD - 29km

**EXTRA DETAILS:**

- Built in 2010 by Icon Homes
- Land Size: 683sqm
- Total Roof: Approx. 355sqm
- Council Rates: Approx. \$2468 p/a
- Water Rates: Approx. \$1405 p/a

Close to Beeliar Primary School and only a short drive to Perth's CBD and the magnificent beaches at Cockburn Sound. Meve is a thriving, award-winning development where the residents are passionate about their community. Contact the Listing Agent, TANYA FORZATTI on 0417 181 841

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.