

# 13 Melaleuca Drive, Greenwood, WA 6024

THE AGENCY

## House For Sale

Wednesday, 6 December 2023

13 Melaleuca Drive, Greenwood, WA 6024

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 683 m<sup>2</sup>

Type: House



Gus Meikle

0414459674

**\$675,000**

This generous 3-bedroom home offers spacious living areas, perfect for creating lasting memories with family and friends. The large kitchen is equipped ensures a delightful cooking experience. Each bedroom features ample robes for convenient storage, while the master, lounge, and home office are kept comfortable year-round with the convenience of 3 reverse cycle air conditioners. Step outside to a perfect outdoor entertaining space, complemented by a remote entry carport for your convenience. Quality timber laminate flooring throughout ensures easy care, while the very large bathroom boasts a separate bath and shower, as well as a separate toilet. Embrace the tranquillity of low-maintenance, waterwise gardens adorned with artificial lawn and mature, established plants, including plenty of natives. The beautifully landscaped gardens provide ample parking space, and the property also offers two storage sheds. This large 3-bedroom home not only offers plenty of storage but also presents the opportunity for future expansion. The attractive restored roof adds to the home's charm and durability. Situated in a prime location, 13 Melaleuca Drive backs onto Warrigal Park, offering a serene backdrop to your daily life. Enjoy easy access to West Greenwood Primary and Greenwood College, making it convenient for families. Coolibah Plaza, Greenwood Shops, and Greenwood Station are just a stone's throw away, providing easy access to amenities. Additionally, St Stephens School is within convenient reach. Don't miss the chance to make 13 Melaleuca Drive your home – where comfort, space, and convenience blend seamlessly with the tranquillity of park side living.

- Generous Living Spaces
- Large Kitchen with ample storage and bench space.
- Large bedrooms with Robes
- 3 reverse cycle air conditioners (master, lounge, home office)
- Outdoor Entertaining
- Remote Entry Carport
- Quality timber laminate flooring throughout for easy care
- Very large bathroom with separate bath and shower, separate toilet.
- Low maintenance and waterwise gardens with artificial lawn
- mature established gardens with plenty of natives.
- Beautifully landscaped gardens with plenty of parking.
- Large 3 bed home with plenty of storage, but also space to extend.
- Attractive restored roof.
- 2 storage sheds
- Backing onto Warrigal Park
- Easy access to West Greenwood Primary, Greenwood College.
- Close to Coolibah Plaza, Greenwood Shops and Greenwood Station
- Convenient access to St Stephens School also.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.