

14 Kangaroo Paw Drive, Greenfields, WA 6210



House For Sale

Friday, 3 May 2024

14 Kangaroo Paw Drive, Greenfields, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 689 m2

Type: House



Paul Simeone

0895374444

Offers from \$560,000

SET DATE SALE: All offers are to be presented by 4pm Monday 20th May 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

What to Love This stunning, solid 4 x 2 x 2 double brick and tile family home sits on a generous 689sqm block with designated 4.5-meter side access for parking large caravans, boats, trucks, and trailers with unlimited height restrictions. Park your beloved possessions securely behind gates with confidence! There is also ample space for a big workshop and pool if desired. This home is perfectly located within close proximity to the Mandurah Train Station, Mandurah Forum Shopping Centre, South Metropolitan Tafe College, Peel Health Campus, local shops, business's and Mandurah's fabulous CBD with its gorgeous foreshore and entertainment precinct, complete with a large selection of bars, restaurants and cafes. This property would make a fantastic investment for your future.

What to Know Built in 1997 the home has a modern feel with an open plan layout including family/kitchen/dining room plus spacious, separate lounge room, large master bedroom with ensuite plus additional retreat, renovated bathrooms and reno-kitchen packed with great appliances including new oven, gas cooking, dishwasher, range hood and double fridge recess. There is ducted air-conditioning throughout the home and for versatility 2 x reverse cycle split air conditioning systems, easy-care tiled flooring with carpets in all the bedrooms. There is a fantastic fully paved, undercover, patio entertaining area for entertaining family and friends all year round and great options for parking at both the front and rear of the property. There are 2 x separate garden sheds for all your tools and gardening equipment. The gardens are fully reticulated and designed for easy maintenance. If you're looking for an easy-care and versatile home perfect to owner occupy or rent out, please be sure to put this property top of your viewing list.

More Key features:

- Security screens and doors.
- Solar Panels.
- Tinted windows.
- Good sized rooms and bedrooms.
- Gated side access with 4.5m unlimited height restrictions.
- Front door and shoppers entrance.
- Mature fruit trees including lemon and lime.
- Neutral Decore
- 600 mm marble tiling

The property is currently rented out on a Fixed Term Lease until 14/11/24 with excellent tenants in place paying \$530 per week. Council rates \$1982 approx. Water rates \$1355 approx. Who to talk to Paul Simeone | 0409 298 987 | psimeone@realmark.com.au