

**14 Marloo Road, Westminster, WA 6061**

Initiative

**Sold House**

Tuesday, 14 November 2023

14 Marloo Road, Westminster, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 226 m2**

**Type: House**



Cina Ghiassi  
0861544700

**\$530,000**

Cina Ghiassi Presents...Enjoy the combination of tranquility and comfort with unique street front stunner at 14 Marloo Road, Westminster. Perfectly positioned near to Matt Williams Reserve and Westminster primary school, this comfortable property is in a fantastic location and promises a convenient and enjoyable living experience. Step inside this front gated property and be impressed by the open-plan living and dining area, which features high ceilings, tiled living area, a well thought out property layout, split air conditioning and well sized covered patio. The well-equipped kitchen is comprehensive, with its high-quality stainless steel cooktop, fridge/dishwasher recess, ample bench/cupboard space, and tiled splash back. The property boasts three well-appointed bedrooms, each with built-in wardrobes and plush carpeting. The master suite offers a peaceful retreat with a private en-suite bathroom, built in robe, split air con and ceiling fan. The other two bedrooms feature ceiling fans and built in robes, while they share a family bathroom. Other standout features of this property includes a low maintenance paved patio area, perfect for entertaining guest. The property also boasts a separate laundry room and a double garage for your convenience. The low-maintenance gardens are a delight, providing the perfect place to relax and unwind after a long day. Located in a desirable and well-connected neighborhood, 14 Marloo Road, Westminster, is a short drive from shopping centres, restaurants, cafes, and public transport. It is also close to a range of excellent schools and recreational parks, making it the perfect place to call home for families and professionals alike.

Features:

- Open plan living & dining area with split air con.
- All bedroom have built in robes & ceiling fans.
- Master additional has a private en suite and split air con unit.
- Street front property with private driveway to double garage.
- Separate laundry with direct access to patio/drying court.
- Well sized cover patio with ceiling fan.
- Vacant & ready to be moved into.
- Rental return \$575 + per week.
- Built 2010 | Land Area: 226 SQM | Living Area: 150 SQM

Location:

- 50m - Matt Williams Reserve
- 100m - Westminster Primary School
- 150m - Closest Bus Stop & Malar Stores
- 850m - Des Penman Reserve
- 900m - Primewest Northlands
- 2.2km - Square Mirrabooka
- 2.3km - Stirling Central Shopping Centre

Contact Cina Ghiassi TODAY for more information: P: 0411 809 708 E: [cina.ghiassi@harcourts.com.au](mailto:cina.ghiassi@harcourts.com.au)

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