

**14 Pearsall Gardens, Mullaloo, WA, 6027**

**Sold House**

Thursday, 8 June 2023



14 Pearsall Gardens, Mullaloo, WA, 6027

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## UNDER OFFER

Looking for a home that is the perfect blend of sophistication and functionality? Welcome to 14 Pearsall Gardens, Mullaloo where you'll discover modern living and quality features throughout this stunning four-bedroom, two-bathroom home.

Discover solid Jarrah timber flooring from the moment you step through the door, continuing through to the main open plan living, dining and kitchen area. The space is open and airy, with high ceilings, downlighting, and large floor-to-ceiling windows with adjustable louvres, bringing the outside in and filling the space with natural light.

The kitchen is well appointed and well equipped with a large centre island, granite benchtops and sleek white cabinetry, accented with black hardware, offering plenty of storage both under bench and overhead. Also complete with a double stainless-steel sink, built-in bar fridges, dishwasher, Belling double oven with five-burner gas cooktop, and built-in rangehood.

The beautiful open plan living area expands with sliding door access to the backyard, creating seamless indoor-outdoor flow and the perfect setting for entertaining with family and friends all year round. Featuring outdoor decking, low maintenance artificial grass, and surrounding gardens and fruit trees, this is also the perfect space for relaxing and unwinding, while enjoying the lovely sea breeze from nearby Mullaloo Beach.

A bonus in the backyard is the large powered shed, fitted out with storage options and single wash basin. With additional side gate access via Mullaloo Drive, this versatile space is ideal for multiple uses including extra storage, a home gym, workshop, covered entertaining area, and anything else you can imagine!

Back inside to the front secondary living room, you'll be captivated by the exquisite Terrazo concrete tiled flooring and impressive custom-built wrought iron sliding door. Featuring plantation shutters, and downlighting, this elegant and inviting space has a calming ambiance and is the ideal spot for relaxing on the couch with loved ones.

The king-sized master bedroom is a tranquil retreat, with Terrazo concrete tiling, plantation shutters, and neutral toned colour palette. Equipped with a spacious walk-in robe and own ensuite, including double vanity unit with ample storage, large mirror, corner shower (newly regouted), separate WC and tiles throughout.

The minor bedrooms are equally as impressive, also adorned with Terrza concrete tiling and plantation shutters, with the second bedroom fitted out with a sliding door wardrobe with custom built-in shelving system.

The main bathroom has been recently updated with floor-to-ceiling tiles, modern vanity unit, black fixtures, frameless glass shower, and feature black and white freestanding bathtub, creating a striking contrast effect.

The laundry is stylish and practical with great storage options, including pull out drawers and long storage for all your washing and cleaning essentials, plus tiled splashback and flooring, feature black laundry trough, and sliding door access to the side washing line. Additional storage can be utilised in the hallway, with two double built-in sliding robes, and access into the attic.

Other property features include:

- Remote access double garage
- Side access gate via Karalundie Drive, for level entry into home
- Appealing front verandah and gardens, including olive trees
- Fully reticulated front and back gardens
- Outdoor speaker system
- Two hot & cold outdoor showers

- Reverse cycle ducted air-conditioning
- Brand new commercial grade doors and windows throughout
- Gas hot water system
- Home Water Filtration system
- Council Rates: approx \$2,444 per annum
- Water Rates: approx \$1,510.62 per annum

Located in the sought-after suburb of Mullaloo, you'll have everything you need nearby for a perfect beach lifestyle, including local conveniences and amenities for your enjoyment.

Location highlights include, but not limited to:

- 800m to Mullaloo Beach and Tom Simpson Park
- 450m to Mullaloo Beach Hotel, Dome Cafe, Oceanside Fish and Chips, Swell Cafe and more!
- 800m to Dampier Park
- 4.0km to Ocean Reef Boat Harbour and new Marina development
- 1.3km to Mullaloo Shopping Centre
- 2.9km to Westfield Whitford City Shopping Centre and 7.6km to Lakeside Joondalup Shopping Centre
- 1.0km to Marmion Avenue via Mullaloo Drive & 4.8km to Mitchell Freeway via Craigie Drive
- Local schooling including but not limited to: Mullaloo Beach Primary School, Mullaloo Community Kindergarten, Mullaloo Heights Primary School, Ocean Reef Primary School, Ocean Reef Senior High School

Offering modern living, exceptional location and premium finishes, don't miss your chance to own this stunning property today! For more information, please contact Pauline Lyon on 0427 968 070 or via email [pauline.lyon@peard.com.au](mailto:pauline.lyon@peard.com.au)

\*PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to further

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