

14 Rickmann Place, Marangaroo, WA 6064



Sold Unit

Sunday, 13 August 2023

14 Rickmann Place, Marangaroo, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 117 m2

Type: Unit

\$430,000

UNDER OFFER - HOME OPEN CANCELLED Nestled in cul-de-sac tranquility and on an elevated block that has the potential to one day be converted to a Green Title lot, this splendid 3 bedroom 1 bathroom home offers low-maintenance "lock-up-and-leave" living for all involved. Welcoming you inside is a lovely front lounge room that makes an instant first impression and keeps conversation away from the separate open-plan dining and kitchen area. There, a ceiling fan and gas bayonet for heating complement double sinks, tiled splashbacks, a range hood, a gas cooktop, a separate oven and a single-door storage pantry. Two of the bedrooms have ceiling fans – including a larger master that also enjoys the luxury of side-by-side double-door built-in wardrobes. Brilliant in its simplicity is a practical bathroom where a separate bath and shower help cater for everybody's personal needs. A separate laundry has over-head built-in storage and opens out to the side of the property for drying, whilst two private courtyards hidden amidst the gardens and swaying palms encourage outdoor entertaining aplenty – one of them the main covered patio area at the rear that is more than generous in its proportions. The sprawling Paloma Park can be found just around the corner, along with bus stops and wonderful community sporting facilities. Alexander Heights Shopping Centre (walking distance away), Rawlinson Primary School, Girrawheen Senior High School and the Marangaroo Golf Course are all nearby as well, with the likes of the Kingsway Regional Sporting Complex, Kingsway City Shopping Centre, the Kingsway Indoor Stadium and Kingsway Christian College all within a very close proximity themselves. Quiet and convenient? Yes, please! Don't hesitate to view, it won't last long. Call Tibor Kiss Property Sales on 0412 200 188. Other features include, but are not limited to:

- Easy-care timber-look flooring
- Four (4) split-system air-conditioning units
- Near-new white plantation shutters in every room (except for the kitchen)
- Security doors and screens
- Instantaneous gas hot-water system
- Garden shed
- Single carport