

**15 Friendly Way, Marangaroo, WA 6064**

**Sold House**

Friday, 8 September 2023



15 Friendly Way, Marangaroo, WA 6064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 491 m2**

**Type: House**

**\$610,000**

Condit Guelfi team are excited to present this lovely 4 bedroom, 2 bathroom house perfect for families looking for a spacious and comfortable home. Outside you'll be impressed with the lovely outdoor entertaining area featuring a sparkling below ground pool. Be sure to view the 3D walkthrough.- 4 Bedrooms - master with parents retreat and WIR- 2 Bathrooms, 2 toilets and 1 bath- Lounge/dining room- Family room- Games room- Ducted evaporative air conditioning plus reverse cycle split system - Perimeter alarm with security doors and roller shutters to front- Outdoor entertaining area with patio- Below ground salt water pool, with sun canopy and kid-safe pool cover- Low maintenance beautiful gardens with reticulation and water feature- Powered shed plus garden shed- 6 panel solar electricity system- Gas instant hot water system- Gas and sewer connected- Double garage with remote sectional door- Approx 491 SQM Block zoned R20- Built approx 1996- Shire rates approx \$2200- Water rates approx \$1195- Open by appointment- Be sure to view the 3D walkthrough- Conjunctions welcome from all agents