

**16 Darling Way, Greenfields, WA 6210**

Mandurah

**House For Sale**

Tuesday, 9 April 2024

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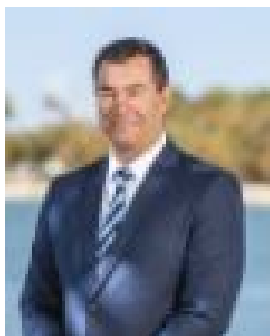
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Brad Malingre  
0459837940

**From \$469,000**

Welcome to 16 Darling Way, located in the peaceful suburb of Greenfields. This property will appeal to a variety of buyers. Presenting a charming brick and tile home built in 1984 is situated on a 680sqm block. It has well-established gardens out the front of the property providing plenty of shade from the morning sun. The two-car garage provides additional security for your vehicles. Solar panels and a 5kw system will ensure those power bills are kept at bay. As you enter the property you have the sunken lounge to the left, it is of generous size, carpeted and a lovely bay window with plantation shutters, it is the ideal place to relax, kick your feet up and watch tv after a busy day. Property Features:

- 680sqm block
- 3 bed, 1 bath, 2 car garage - access gate to rear patio
- Ducted Evaporative cooling to all bedrooms and living areas
- Solar panels, 5kw system
- Fully enclosed room with split system at the back of the house for sleepout or games room
- Separate dining or study area - Cosy sunken lounge area
- Wood tile fire in main living area
- 7m x 7m powered workshop with mezzanine storage section
- Bottled gas x 1 that lasts a long time
- Solar hot water system
- NBN connected

Stepping through to the living area on the beautifully tiled floor you can feel the cosy charm of the house with the exposed brick and the wood tile fire. The kitchen has a skylight, 600mm electric oven and 4 burner gas cooktops along with microwave, fridge recesses and a built-in pantry. A separate room between the kitchen and sunken lounge can be used for dining or possibly a study area. The master bedroom has a 3-door built in robe and direct access to the main bathroom. The minor bedrooms all have a single built-in robe. The evaporative cooling system is ducted to all bedrooms and living areas. As you head out the back sliding door there is a large, fully enclosed room complete with a split system air conditioning unit that runs the width of the back of the house. It could be used as a sleepout or a games room. Out in to the back yard, there is a patio with access to the garage. With some large palm trees already in place there is ample room to turn the yard into a tropical oasis or just a nice grassed area for the kids to play. For dad there is the huge 7m x 7m powered workshop that also has a small mezzanine section for extra storage space. It has a large sliding door that can be easily accessed from the lawn area. Call Brad Malingre 0459 837 940 for your opportunity to discuss this great opportunity! This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.