

# 16 Malbec Court, Pearsall, WA 6065

## House For Sale

Friday, 3 May 2024



16 Malbec Court, Pearsall, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 317 m2**

**Type: House**



Alex Anderson

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## High \$600s to Low \$700s

This sleek and modern house was built in 2017 and it is immaculate. It has 4 carpeted bedrooms, 2 bathrooms including master ensuite, separate laundry and a 2 car garage. It has a clean and bright open plan living kitchen, dining and lounge area. There are stone top benches throughout and it is complete with dishwasher, 5 burner stove, 900mm oven and walk in pantry so you can cook up a storm while interacting with the rest of the family in the living / dining. Extra high ceilings gives another sense of spaciousness. It boasts ducted air con throughout the house and there is an additional split system aircon in the master bedroom. 3 of the bedrooms also have built robes and roller shutters fitted. The outside has astroturf back and front with enough room on the front verge to park a 17 foot caravan. There is also space to park another 2 cars in the drive way. 21 solar panels are up on the roof reducing your energy bills massively. This property ticks all the boxes for a family, executive or savvy investor. Currently not tenanted but the rental estimate is \$700 to \$750 per week.

- Alta-1 College – 12 Winton Rd, Joondalup WA 6027 - 8.7km Special Mixed - Non-Government - 8-12
- Pearsall Primary School - 95 Willespie Dr, Pearsall WA 6065 - 1.23km – Primary Mixed – Government 0-6
- Alta-1 College - ConnectEd Campus - 12 Uppill Place Wangara WA 6065 - 1.56km – Special Mixed -Non-Government 0-0
- St Elizabeth's Catholic Primary School - 30 Ranworth Road Hocking WA 6065 - 1.95km – Primary Mixed - Non-Government - 0-2
- Hocking Primary School - 50 Gungurru Ave, Hocking WA 6065 - 2.02km – Primary Mixed Government 0-6