

**17 Birmingham Way, Pinjarra, WA 6208**

Mandurah

**House For Sale**

Tuesday, 30 January 2024

17 Birmingham Way, Pinjarra, WA 6208

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 774 m2**

**Type: House**



Nicole Hindmarsh  
0895819999

**From \$585,000**

Nicole Hindmarsh is proud to welcome 17 Birmingham Way Pinjarra to the market. Situated on a generous 774m<sup>2</sup> block opposite the reserve and the Murray River lies this charming waterfront, three-level family home, offering peace and quiet, yet so close to town. \*\*\* First Home Open Saturday 3rd February @ 10am - 10.30am \*\*\* If unique character is what you are after then look no further! This gorgeous tri-level home has many features which you will need to view to appreciate. Once you are here you will never want to leave! Let's start at the ground floor where you will find the large double garage with extra height and room for the 4WD. Tucked in behind is the completely renovated 4th bedroom/ teenager retreat/ elderly parents bedroom/ guest room/ games room/ entertainment area, with direct access to a kitchenette, laundry and separate W/C. This space would also make a fabulous studio or small business office, beauty salon/ nail studio/ hairdresser (subject to local council approvals). The second floor has so much character, featuring open plan living, dining and kitchen area with high vaulted ceilings with high highlight windows, and stunning views out to the riverfront reserve. Tucked away at the back is the master suite with a ceiling fan and built in robes and the main bathroom with separate WC. However, the wide front balcony is where you will spend most of your time, watch the sunset with a glass of bubbles, listen to the birds and let yourself unwind as you soak up the gorgeous nature views. Up the stairs to the third floor is a mezzanine space for a computer nook and another two bedrooms with separate powder room. Out the back is a 6 x 6m powered workshop, side access for parking the boat, caravan and trailer. Fully fenced yard with electric gate entrance. Plenty of space for the kids and pets to run around plus there's room for a pool. Features of this beautiful property include:

- Reverse cycle split-system air-conditioning in lounge and master suite
- Rainwater filtered to kitchen
- Mains water connected
- Automatic reticulation (operate from your phone)
- 5KW Solar Panels
- Fire pit area
- Raised vegetable garden beds
- Sisalation insulation
- Ceiling fans in lounge and all bedrooms
- Timber look flooring
- Blinds to balcony
- NBN connected

The sellers can sell the property fully furnished. Located in a quiet cul-de-sac, walk down to the riverfront and across the suspension bridge where you will find yourself in the heart of the shopping precinct at the Pinjarra Junction. Complete with a range of stores including fashion, restaurants, post office, chemist and hardware stores, everything you will need only 5 minutes from home. Only a short 20 minute drive to Mandurah and a 1 hour (approx.) drive to Perth. With quality fitting and fixtures together with superb presentation makes this one home you must inspect, it has it all.... riverfront location, price and unique style! Don't miss out on your opportunity to secure this gorgeous waterfront property. Call Nicole Hindmarsh 0415 815 156 to secure your private inspection today! 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.