

# 2 Jovan Place, Greenfields, WA 6210

— Mandurah

## Sold House

Monday, 14 August 2023

2 Jovan Place, Greenfields, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 818 m<sup>2</sup>

Type: House

**\$505,000**

A well maintained family home situated in a cul-de-sac location, this property offers a perfect blend of comfort and functionality. With four bedrooms, two bathrooms and an array of desirable features that are sure to impress. Built in 2000, this home is set on a generous 818sqm block and has a double garage with a shopper's entry. In addition, the gated side access allows for secure boat or caravan parking. One of the standout features of this home is the 7.7x6.3m (approx.) powered workshop, complete with an electric roller door. A garden shed is also available for additional storage needs. As you step inside, you'll be greeted by the inviting laminate timber look flooring that flows throughout the home creating a seamless aesthetic. The kitchen features a built-in pantry, dishwasher, double sink and a 600mm oven and cooktop, providing a functional and practical space. Multiple living areas, including a front living room and an open plan living, dining and kitchen area. The master bedroom features a walk-in robe and a split system air-conditioner, ensuring comfort year round. The ensuite includes a shower, single vanity and toilet. The minor bedrooms are equipped with built-in robes. The main bathroom features a bath, shower and single vanity. With two reverse cycle split system air-conditioners, you can easily control the temperature throughout the home. The property also boasts a 5.5kw solar system, offering energy efficiency and cost savings, while the 1600L water tank and bore provide efficient water management. The automatic reticulation system keeps the beautiful gardens and grassed areas lush and vibrant. Outside, the wrap-around patio is perfect for outdoor entertaining and enjoying the beautiful gardens and grassed areas, creating a picturesque setting for relaxation. You won't want to miss this one - this Greenfields dream won't last long! Call Paul Taylor from Harcourts Mandurah - 0407 101 137 today.

Features:

- 4 bedroom, 2 bathroom home
- Double garage with shopper's entry
- 818sqm block
- Built 2000
- Cul-de-sac location
- Side access
- Boat/van parking
- 7.7x6.3m approx. powered workshop with electric roller door
- Garden shed
- Laminate timber look flooring throughout
- Kitchen with built-in pantry, dishwasher, double sink, 600mm oven and cooktop
- Multiple living areas
- Front living room
- Open plan living, dining and kitchen
- Master bedroom with walk-in robe and split system air-conditioner
- Ensuite with shower, single vanity and toilet
- Minor bedrooms with built-in robes
- Main bathroom with bath, shower and single vanity
- 2x reverse cycle split system air-conditioners
- 5.5kw solar
- Wrap around patio perfect for entertaining
- Beautiful well maintained gardens and grassed areas
- 1600L water tank
- Bore
- Automatic reticulation
- Gas storage hot water system

Council Rates: \$1,900.00 PA (approx.) Water Rates: \$1,253.88 PA (approx.) Better call Paul on 0407 101 137 Paul.taylor@harcourtsmandurah.com.au Paul Taylor - Real Estate - Taylor'd to suit your needs\*All measurements are approximate\*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.