

**20 Rainham Avenue, Mindarie, WA 6030**

**House For Sale**

Wednesday, 8 May 2024

20 Rainham Avenue, Mindarie, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 755 m2**

**Type: House**



Jay Dass

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## MARKET PREVIEW

THE HOME Welcome to a modern family oasis where luxury and practicality harmonize effortlessly. As you approach this pristine residence, its impeccable presentation sets the tone for what lies within. Step into the wide hallway, where the journey begins. Your eyes are drawn to the oversized master bedroom, a serene retreat nestled privately at the front of the home. Complete with a built-in robe and ensuite, this sanctuary offers convenience and comfort. Continuing your exploration, discover the heart of the home, where relaxation and entertainment converge. Here, a dedicated theatre room awaits, ready to whisk you away to cinematic adventures. Adjacent, a separate study nook provides the ideal space for productivity or quiet reflection. Prepare to be enamored by the expansive open-plan living area, the epitome of contemporary design. The chef's dream kitchen steals the show, boasting a walk-in pantry, 900mm gas cooktop, and double sink, catering to culinary enthusiasts and casual diners alike. For growing families or hosting guests, three additional oversized bedrooms await, each adorned with built-in robes and sharing access to a modern bathroom, fulfilling every teen's dream of personal space and comfort. Step outside to an entertainer's paradise, where alfresco dining meets relaxation. A spacious undercover area beckons for gatherings, while an inviting in-ground swimming pool offers respite on hot summer days. Meanwhile, a lush grass area provides the perfect playground for pets and children, completing the picture-perfect family haven. Don't miss your chance to make this dream lifestyle a reality. Welcome home.

THE COMMUNITY Minutes away from parklands, marina, schools, and shopping precincts, Mindarie offers the astute buyer an array of opportunities coupled with the sought after lifestyle of coastal living. A seamless flow between indoor and outdoor entertaining zones ensures that modern day living will be a breeze!

THE SPECIFIC Council Rates: \$2,887.47 Water Rates: \$1,365.68 Land Area: 755m<sup>2</sup> Build Area: 357m<sup>2</sup> (inc. alfresco, porch and garage) Disclaimer: This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.