

**21B Merrifield Place, Mullaloo, WA 6027**

**LISTED**

**House For Sale**

Friday, 9 February 2024

21B Merrifield Place, Mullaloo, WA 6027

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 455 m2**

**Type: House**



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**From \$3,899,000**

Occupying a dream location within Mullaloo's only beachside cul-de-sac, this spectacular 2023-built 4 bedroom 3 bathroom tri-level masterpiece is deservedly fitting of its place in a tranquil setting amongst other top-quality homes and defines modern relaxation only footsteps away from a beach path, taking you all the way down to the glorious Mullaloo Beach surf and sand. Stunning architectural flair exquisitely converges with high-end fittings and fixtures throughout to create an amazing custom oasis that exceeds all expectations. This, quite simply, is a property that has to be seen to be believed!

**WHY YOU SHOULD BUY ME:**

- An amazing top floor that plays host to a huge study/office – or loft – at the top of a spiral staircase that commands breathtaking ocean views
- An expansive first floor with two separate staircases, boasting a spacious lounge room with a fireplace, timber floors, a stone bar and double-door access into a games/television room that the kids will love
- A sublime open-plan family, dining and kitchen area that also sits on the first floor, with its headline features include sleek granite bench tops and splashbacks, a scullery, integrated Miele appliances (including a commercial dishwasher and Induction hotplate), a Zip tap and a gas log fireplace – and custom cabinetry – to the sunken family room
- Sliding-stacker doors to a magnificent alfresco-entertaining balcony off the main living space, complete with a double bar fridge, barbecue, range hood, more granite bench tops, remote-controlled shade blinds and bi-fold windows to maximise the awe-inspiring ocean views and magical sunsets on offer
- A spacious master-bedroom suite that is separate from the lower/entry-level minor sleeping quarters, featuring timber floors, separate “his and hers” walk-in wardrobes, a fully-tiled ensuite bathroom with a free-standing bathtub and access out to an easy-care backyard with artificial turf
- Sunken laundry with its own side drying courtyard, preceding a carpeted gym and two fully-tiled bathrooms – one connecting to both the third and fourth bedrooms
- A remote-controlled double lock-up garage with internal shopper's entry
- Fronius 6kW inverter to the solar power-panel system that also has 10kW battery storage (and EV-charging capabilities)

**OTHER FEATURES:**

- Keyless entry
- Three (3) powder rooms
- High storage capacity
- Double-glazing
- Remote-controlled living-area blinds
- High electric windows in the dining area
- Ducted reverse-cycle a/c with iZone controls
- Alarm
- A/V intercom
- Insulated upper panels
- Quality hand-laid stonework
- Fully-landscaped/reticulated gardens with lighting

**WHAT THE FUTURE HOLDS:**

- Hop, skip or jump to the lovely Merrifield Park around the corner, lunch at Swell or even a drink at the Mullaloo Beach Hotel, with the family-friendly Tom Simpson Park boasting magical sunsets, every single evening of the year
- The 24-hour IGA supermarket at Mullaloo Village, excellent schools (including St Mark's Anglican Community School), the site of the exciting new Ocean Reef Boat Harbour redevelopment, the local surf club, public transport, the freeway, Westfield Whitford City Shopping Centre, golf courses, Hillarys Marina and so much more are all nearby and very much within arm's reach, adding convenience to a touch of coastal class

**DISTANCE TO:**

- Merrifield Park – one minute (450 metres approx.)
- Mullaloo Beach/Tom Simpson Park/restaurants – three minutes (500 metres)
- Mullaloo Village Shopping Centre – four minutes (1.6 kilometres)
- St Mark's Anglican Community School – six minutes (2.6 kilometres)
- Westfield Whitford City Shopping Centre – eight minutes (2.7 kilometres)
- Hillarys Boat Harbour – nine minutes (5.2 kilometres)
- Whitfords Station – 12 minutes (6.7 kilometres)
- Perth CBD – 27 minutes or 25.7 kilometres (approx.)