

22 Nottage Grove, Erskine, WA 6210

— Mandurah

Sold House

Thursday, 17 August 2023

22 Nottage Grove, Erskine, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 807 m²

Type: House

\$530,000

Alison Hobbs is excited to bring this fantastic property to the market. It is situated in a quiet cul de sac location in the very popular suburb of Erskine. With plenty of parking at the front of this property and possible side access to the rear you will be spoilt for room for all your vehicles. The 807sqm block provides plenty of space for the whole family with loads of room for a pool if required and there is already plenty of fruit trees and vegie patch. This property offers the perfect blend of size and comfort, providing an exceptional living experience for its residents. There is a lounge room at the front of the home and a lovely master bedroom with WIR, reverse cycle split system A/C and ceiling fan for comfort all year round and a modern ensuite. There is a large open planned living and dining area with ample space and abundant natural light. The kitchen is the heart of the home and comes complete with lovely stone benchtops, quality appliances including Westinghouse dishwasher, 900mm Bosch 5 burner gas hotplate, 600mm Miele electric oven, rangehood, walk in pantry, utility cupboard, overhead cupboards, double fridge recess and large benchtop. There is also a lounge area which is perfect for relaxing and watching some TV with sliding door access to the patio area. The minor bedrooms are down a separate wing of the home and all have BIR's. There is a second bathroom with separate bath and shower, single vanity and heat/light fan. Separate WC and laundry with outdoor access. Outside is an entertainers dream with a huge approx. 9m x 7m gabled patio which is paved and has blinds so it can be used all year round. You will spend lots of time with family and friends in this area and it also overlooks the back yard so you can keep an eye of the kids. The double lock up garage allows for access straight through to the rear and also the side access will allow a vehicle through to the rear shed. The shed has concrete flooring and power and light and there are also smaller sheds to the rear garden area. Additional Info Ducted Evaporative A/c plus split in master Insulated Bore used for retic at the rear and scheme water retic to the front. Huge 807sqm block NBN connected 6 solar panels on roof - 1.5kw system but not warranted by seller Large approx. 9 x 7m gable patio Instantaneous gas HWS 2 gas bayonets in living areas French doors Council Rates approx.: \$1,850 p/a Water Rates approx.: \$1,316 p/a This property will not last long so call Alison Hobbs on 0416 134 623 for more information 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.