

**22 Seagrove Boulevard, Merriwa, WA 6030**



**Sold House**

Friday, 6 October 2023

22 Seagrove Boulevard, Merriwa, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 450 m2**

**Type: House**



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**\$505,000**

Doubling as an astute investment property, if not the perfect first buy for you and your loved ones, this neat and tidy 4 bedroom, 2 bathroom brick-and-tile home is as solid as they come and finds itself nestled only minutes away from our pristine Western Australian coastline. A carpeted front lounge room makes an instant first impression and is kept comfortable all year round by a split-system air-conditioning unit on the wall. All four bedrooms are carpeted too, inclusive of a larger front master suite - comprising of a walk-in wardrobe and a private ensuite bathroom with a shower, toilet and vanity. The spacious open-plan family, dining and kitchen area is more-or-less the hub of the house, graced by easy-care tiled flooring and playing host to double sinks, a storage pantry, a breakfast bar for quick bites and a Chef electric-upright cooker. The living zone also seamlessly extends outdoors to a terrific side patio for covered entertaining, eventually leading to a huge backyard where a future swimming pool - and more - certainly wouldn't look out of place. The kids can walk to Alkimos Baptist College and a host of lush local parklands around the corner, with the residence's ultra-convenient location enhanced by its very close proximity to the Brighton Beach Medical Centre, several bus stops, restaurants, Merriwa Primary School, Irene McCormack Catholic College, Merriwa Plaza Shopping Centre, both the Clarkson and Butler Train Stations, the freeway, more shopping at Ocean Keys, the magnificent Mindarie Marina and glorious northern swimming beaches. There's plenty to get excited about here, that's for sure! Other features include, but are not limited to: - Robe recesses in the 3rd/4th bedrooms - Practical main family bathroom with a bathtub and showerhead - Separate laundry with a separate 2nd toilet, plus access out to the rear lawns - Linen press - Security-door entrance - Electric hot-water system - Reticulation - Neatly-tended front-yard lawns - Single carport, with gated access directly to the patio - 450sqm (approx.) block with a north-facing frontage - Tenanted until 20/11/2023 at \$460pw - Rent review advises between \$520 and \$550pw from the end of the lease.