

23 Muir Place, Halls Head, WA 6210

Mandurah

Sold House

Monday, 23 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 911 m2

Type: House



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\$760,000

This Impressive 2 storey home is set high on the hill with views over Joseph Cooper Park and water glimpses of the estuary and is set on a huge 911sqm elevated block. There is plenty of room for a pool if desired or potential to subdivide (STCA). The location is amazing being approx. 1 km to Doddies Beach, TODS café, Blue Bay Beach, Mary St and Fairbridge Reserves, Mary St boat ramp and the Mandurah foreshore so you will never be short of somewhere to walk or something to do. There is also side access and secure caravan parking and a handy shed at the rear.

Ground Floor Features: Double doors greet you into the entry hall of this beautiful home showing the full height void. Large spacious separate lounge room with timber French doors. Complimented by brand new vinyl plank flooring. Well-appointed kitchen with dining/family area both with views overlooking the rear yard and parkland. The kitchen comes complete with an island bench, double fridge recess, electric wall oven, 5 burner gas cook-top, canopy rangehood, dishwasher and pantry. The dining area off the kitchen has a R/C split system which keeps the whole area a perfect temperature. A large bedroom downstairs could be a master bedroom if desired as it has a walk-in robe and ensuite. Large powder room and laundry with plenty of cupboard space and outdoor access. Under-stair storage. A fantastic patio area with stunning views and blinds to make this area usable all year round. It's a perfect place to entertain with friends and look out over the back yard.

First Floor Features: There is a great sized living/games room upstairs with a balcony providing amazing views towards the North/East where you can see water glimpses. Many a wine will be had on this balcony! The master bedroom comes complete with WIR and corner bath in the ensuite and a reverse cycle split system A/C. Two other bedrooms are a good size with BIRs.

External Features: Patio area for entertaining. Double lockup garage. Fully reticulated beautiful gardens front and back. Stunning terraced rear yard leading to lawned area. Approx. 20sqm shed for storage. Side access to park a motor home or boat. Vulcan gas storage. HWSNBN connected. 911sqm block with duplex potential.

Council Rates: \$2,600 pa (approx.)
Water Rates: \$1,488 pa (approx.)

This is an amazing opportunity to buy in one of the most sought-after locations in the Peel region., With beaches, restaurants, entertainment and peaceful parks all so close you will love living here. Call Alison Hobbs for more information or to arrange an appointment to view on 0416 134 623. 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.