

249 Pebble Beach Boulevard, Meadow Springs, WA 6210

SAUVAGE THE AGENCY

Sold House

Tuesday, 15 August 2023

249 Pebble Beach Boulevard, Meadow Springs, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 302 m²

Type: House

Contact agent

Calling all investors! New to the market, this spacious home in popular Meadow Springs may be just what you are looking for. Built in 2016, this low maintenance home featuring lovely views of and easy access to popular Quarry Park will be snapped up quickly. Michele Emmerson-Law welcomes you to view 249 Pebble Beach Boulevard in Meadow Springs. This property offers streamlined functional finishes, abundant natural light and spacious living areas combined to provide comfortable, low maintenance living. Currently tenanted until March 2024 with quality tenants and receiving a great return on investment. Or it is a wonderful home to raise the family in – receive the rental income until the end of the lease and then move in! Could this be your new home in Meadow Springs? Just some of the many features are listed below:

- 4 Bedroom, 2 Bathroom home with study
- Directly opposite popular Quarry Park
- Lovely floor plan
- Neutral, modern décor throughout
- Large Master suite with ceiling fan, ensuite and a walk in robe.
- Double mirrored floor to ceiling sliding robes in bedrooms 2, 3 and 4
- All bedrooms are carpeted, have ceiling fans and are a good size
- Large reverse cycle air conditioner in living area
- Stone benchtops in kitchen
- Stainless steel electric oven, gas hotplates and rangehood
- New stainless steel dishwasher
- Large breakfast bar in kitchen
- Full height pantry
- Security doors and window screens throughout
- Downlights throughout
- Tinted front windows
- Theatre ceiling rear speakers
- Rear entry double remote garage
- Reticulation to small front and rear gardens
- Lovely sun filled, private, paved courtyard off open plan living area
- Skirtings throughout
- NBN connected
- Brand new Instant Gas Hot water system
- Very low maintenance gardens
- Shire rates approximately \$2100 per annum
- Water rates approximately \$1482 per annum

What's not to love?! This property is perfectly located, with easy access to the Meadow Springs Shopping Centre, the Meadow Springs Golf Course and a host of other recreational facilities. There is a choice of established primary and secondary schools nearby as well as child care facilities. This home has easy access to transport options, is only a 5 minute drive from the beach and a short drive from the thriving Mandurah Foreshore and all the many facilities Mandurah has to offer! There is so much to say about this desirable home and a viewing will exceed your expectations. Great properties like this one do not come to the market very often at this price point. Especially at the moment! Make certain you are not the one who misses out! Secure your exclusive viewing by calling Michele Emmerson-Law on 0438 598 984.

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