

**29/53 Westgate Way, Marangaroo, WA 6064**

**Professionals**

**Sold House**

Tuesday, 19 March 2024

29/53 Westgate Way, Marangaroo, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Wayne Carroll  
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**\$552,500**

Wayne and Joshua Carroll from the Professionals are pleased to present to the market 29/53 Westgate Way, Marangaroo. Presenting a fantastic opportunity for a FHB, investor, downsizer or even the growing family, this 3-bedroom, 1-bathroom strata unit located in a convenient pocket of Marangaroo, within close proximity to Kingsway shopping centre, popular sporting grounds, public transport, local schools and much more! As you step into this beautifully presented home you will enter the sunken formal lounge and walk through to the main open plan family dining and kitchen area. Boasting a functional floor plan with areas for all of the family to enjoy and benefit from, spacious bedrooms and a well-appointed bathroom. Step outside and you will be pleasantly surprised with the large pergola area which provides ample space for outdoor dining all year round, an added extra to the outdoors is the tranquil feeling of the mini tropical oasis which boasts a built-in spa, perfect for the nights ahead. Features: -Front sunken lounge room ideal for relaxing and spending time with guests -Open plan family, dining and kitchen area -Kitchen boasting a gas stove top, electric oven and ample cupboard space -Spacious master bedroom with semi ensuite -Bedrooms 2&3 both having ceiling fans and carpeted rooms -Well appointed bathroom with single vanity, shower and bath -Laundry area providing access to rear yard -Neutral tones throughout -Split system air-conditioning to front lounge -Manicured lawn and low maintenance gardens -Large pergola area with built in spa ideal for entertaining guests -Fully paved outdoor entertaining area -Garden shed at rear for storage of extra items -Downlights throughout the house -Tinted windows at the front for extra privacy Land size: 300m<sup>2</sup> Internal area: 112m<sup>2</sup> Year built: 1994 STRATA RATES: \$441 per quarter COUNCIL RATES: \$1,776.60 pa WATER RATES: \$1,248.20 pa Please contact the team now for more information!