

3 Laura Rise, Marangaroo, WA 6064

House For Sale

Sunday, 12 November 2023

REDMOND
REALTY

3 Laura Rise, Marangaroo, WA 6064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 679 m²

Type: House



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OFFERS FROM \$599,000+

Add your own personal modern touches to this fantastic 4 bedroom 2 bathroom family home and prosper even further, embracing a tranquil cul-de-sac location in the process – but not before taking full advantage of guaranteed rental income until mid-April 2024. There are tenants in place currently paying \$510 per week till the 18th of April 2024, allowing you plenty of time to plan your next move carefully. Inside, a huge carpeted front open-plan living space can be whatever you want it to be (including both a study and lounge room) and precedes the main central open-plan family, dining and kitchen area – where most of your casual time will be spent. The kitchen itself plays host to a storage pantry, double sinks, quality tap fittings, a stainless-steel double-drawer dishwasher, stainless-steel range-hood and gas-cooktop appliances and an under-bench oven for good measure. It all so splendidly overlooks a corner games room that essentially triples the amount of personal living options on offer from under the one roof. Nestled at the front of the house and away from the minor sleeping quarters is a commodious master-bedroom suite where a walk-in wardrobe meets an intimate ensuite bathroom with a vanity, shower and toilet. Outdoors and off the dining space lies a massive L-shaped dome patio area that encourages covered alfresco-style entertaining at the rear of the property. A generous backyard with lawn leaves more than enough space for a future swimming pool too, if you are that way inclined. The likes of bus stops, the local medical centre and fabulous family restaurants sit only either footsteps or minutes away from your front doorstep, along with Rawlinson Primary School, the stunning Marangaroo Conservation Reserve, lush local parklands and Marangaroo Golf Course. Throw Alexander Heights Shopping Centre, more shopping at Kingsway City, wonderful community sporting facilities, other excellent schools and major arterial roads into the mix and you will soon discover that this secluded gem is close to absolutely everything you could ever want or need. It's time to get those creative juices flowing, once and for all! Other features include, but are not limited to:

- Currently tenanted until 18/04/2024 at \$510/per week
- Paved entry verandah
- Low-maintenance timber-look flooring to the family/dining/kitchen area
- Carpeted bedrooms and games room
- 2nd/3rd/4th bedrooms with built-in robes
- Practical main family bathroom with a separate shower and bathtub
- Functional laundry with a storage cupboard and separate 2nd toilet
- Ducted air-conditioning
- Security doors and roller shutters
- Reticulation
- Corner backyard garden shed
- Double lock-up garage, with internal shopper's entry via the kitchen
- Side-access gate
- 678sqm (approx.) block – with ample driveway parking space

Contact Luke Margaretic from Redmond Realty for more information on 0432 552 245. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Floor plan shown is a guide only. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision and not rely solely on the information provided herein by the selling agent.