

# 31 Camden Way, Meadow Springs, WA 6210



## House For Sale

Tuesday, 6 February 2024

31 Camden Way, Meadow Springs, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 608 m2**

**Type: House**



Hayley Tubbs  
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**From \$679,000**

Hayley from Chalk Property is pleased to present to the market | 31 Camden Way, Meadow Springs - a true masterpiece of design. This single-story master-built haven seamlessly blends modern aesthetics with a touch of charm. Sitting on a generous land area of 607sqm with a 19m frontage, offering ample space for children to play and for adults to entertain and relax. This much-loved property is designed to accommodate a growing family. Built by Peter Stannard Homes, offers multiple living spaces, four generous sized bedrooms, two bathrooms, separate home theatre room, spacious games room, a study nook, and open plan kitchen/family and dining areas. The home enjoys a sun drenched covered outdoor entertaining area and a spacious level rear yard ideal for the kids to play. Perfectly local to amenities such as the golf course, schools, parks, public transport, and beautiful beaches, making everyday living easy and convenient. Property Features: 237m<sup>2</sup> of living. 4 well sized bedrooms | all with walk-in-robos. Home theatre at the front of the home with double French door entry. Chefs kitchen with ample cupboard space, central island bench, double fridge/freezer recess and walk in pantry. The open living area seamlessly integrates a modern and highly functional kitchen, creating the heart of this home. Spa bath in the guest bathroom. Additional study nook. Reverse cycle air conditioning. 20 solar panels. High ceilings, polished timber flooring, good natural light and crisp modern decor. Large domed patio plus an additional flat roof patio for extra large entertainment area. Landscaped gardens offering plenty of space for the kids, pets and a pool. Bore reticulation | garden shed. Tenanted on a fixed term lease until 6th April 2024 paying \$670 per week. What's nearby: Mandurah Surf Life Saving Club - 5 minutes Meadow Springs Golf Course - 2 minutes Meadow Springs Primary School - 700 meters Frederick Irwin Anglican School - 4 minutes Meadow Springs Shopping Centre - 3 minutes Dolphin Quay Mandurah Ocean Marina - 10 minutes Lakelands Train Station - 6 minutes For enquiries and viewings, please contact exclusive selling agent, Hayley Tubbs from Chalk Property on 0403 569 005 or hayley.t@chalkproperty.com.au.