

31 Mell Road, Spearwood, WA 6163

REALTY PLUS

House For Sale

Friday, 10 May 2024

31 Mell Road, Spearwood, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 614 m²

Type: House



Alex Ricciardi
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Fixed Date Sale By Monday 27th May 2024

All offers presented by Monday, 27th May 2024, the Seller Reserves the right to accept a suitable offer before the Fixed Date Sale date. The epitome of contemporary low-maintenance "lock-up-and-leave" living awaits you within the walls of this exceptional four-bedroom, two-bath family home, nestled in a magnificent location only footsteps away from the beautiful Market Garden wetlands and its sprawling surrounding parkland around the corner. A secure driveway and pedestrian access gates make entry into the property very easy and ensure you and your loved ones are safe. Staying outdoors, a huge dome patio peace of mind at the rear encourages covered year-round alfresco-style entertaining, complete with a built-in kitchen (oven, water-filter tap, and all) and a separate wood-fired pizza oven in the corner. Inside, a spacious and light-filled front main bedroom suite is the obvious pick of the sleeping quarters with its intimate ensuite bathroom complete with a shower, vanity, and toilet. The separate study is significant, whilst a fully tiled main family bathroom caters for everybody's personal needs in the form of a shower and separate bathtub. Also, at the front of the house are welcoming formal lounges and dining rooms reserved for special occasions. A connecting open-plan kitchen, meals and family area doubles as the residence's central hub with its patio slider, funky pendant light fittings, breakfast bar, island bench, corner pantry, double fridge/freezer recess, double sinks, water-filter tap, stainless-steel dishwasher, range hood and separate electric hotplate and oven appliances. Gorgeous double French doors off here reveal a generous tiled games room, with bonus direct access out to the alfresco - and beyond. You will absolutely love living within walking distance of beautiful Coogee Beach, the Coogee Plaza and Stargate Shopping Centres, the amazing Port Coogee Marina, and public transport. Excellent schools and other shopping facilities are nearby, and Fremantle and all of your other important everyday amenities are just a short drive away from your front doorstep. If comfort and convenience are what you seek, then you may have just found your new home! Other features include, but are not limited to:

- Double-door entrance
- Stylish timber-look flooring
- Tiled central living zone
- Recessed ceiling to the tiled entry foyer and formal dining room
- Over-head and under-bench laundry storage
- External/side access off the laundry for drying
- Built-in wardrobes
- Ducted air-conditioning
- Electric security window roller shutters
- Skirting boards
- Security doors
- Additional dome patio at the rear for further entertaining
- Easy-care artificial turf
- Private backyard area with built-in seating benches - plus a garden shed in the corner
- Double lock-up garage - with roller door access to the rear for additional secure under-cover alfresco parking
- Internal shopper's entry via the kitchen
- Extra driveway parking space
- Large 614sqm (approx.) block
- Built in 1998 (approx.)

Council Rates: \$2388.00 PA
Water Rates: \$1550.00 PA