

**32 Mippi Road, Halls Head, WA 6210**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 961 m2**

**Type: House**



Joshua Leader  
1300243629

**\$760,000**

You'll find this "Contemporary beach House" is uniquely designed, featuring beautiful rustic natural elements whilst dancing with an electric boho vibe. Team Leader welcomes you to come and take a look and be the next home owner of this incredibly renovated Transformation. This 4 bedroom 2 bathroom has amazingly come to life from the original 1980 built design and the current owners flair, including some "Boho Hampton", "Contemporary Boho" and "Rustic natural" Aesthetic design throughout. What a beautiful surprise once you enter beyond the front door, You must not just look at the property whilst driving by you must come inside, as one would never know what actually lay beyond the front door itself. Situated on a 962m<sup>2</sup> block that can be subdivided selling off the front land off approx 331 m<sup>2</sup> leaving the top residence above on 631m<sup>2</sup> block. Superb investment for the discerning buyer -with just a stones throw from the ocean, in sought after Old Halls Head this property is one to definitely come and view immediately. The home includes a sunken lounge with real wooden flooring, a spacious formal dining area overlooking the beautifully designed courtyard with the fish pond, hammock, BBQ area and more, which are sectioned into their own private oasis. The huge kitchen has lots of cupboard and storage room and overlooks the very spacious meals and family living areas, plus ocean glimpses between the homes below leading out onto a fantastic patio entertaining area, with room in the gardens for the swimming pool option or a private spa area off the ensuite outside. There is a split system reverse cycle air conditioner if need with been so close to the ocean. The master bedroom enjoys a very classy /American style ensuite and good robe space with the finer details you must take in especially how the tiled flooring was created, you will be amazed. All bedrooms have built in robes. Excellent ocean views are available, with scope to have even better views if you decide to go up. Surveyed drawings are available for subdividing. Property extras:-- 962m<sup>2</sup> DUPLEX BLOCK- 4 bedroom 2 bathroom- Sunken formal Lounge- Separate dining area overlooking private courtyard- Real wooden floors- Electric Fire - Gas hotplate & electric stand alone oven- Family room- Open meals room from the kitchen- Downlights- Huge Modern kitchen with Marri wood benchtops- View of the ocean between the homes from the kitchen- Views from the back of the home between the homes below- Patio- Floor to ceiling tiles in the main bathroom and Yes a bath too,- Large main en-suite with access out to the back garden - Natural wood benchtops in the laundry- Reverse cycle split system air conditioner in Mael family area only.- Private courtyard with Fish pond, Hammock area, BBQ are- No carpets throughout.- Solar Panels There is so many more features to mention however do not take my work for it Call Lisa 0419 845 740 or Joshua 0432 183 369 With a few hundred metre to the beach, close to all amenities and a short drive into Mandurah why would one want to live anywhere else. 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.