

# 38 Melaleuca Drive, Greenwood, WA 6024

## House For Sale

Wednesday, 12 June 2024

38 Melaleuca Drive, Greenwood, WA 6024

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 683 m2**

**Type: House**



Pauline Lyon  
0427968070

## From High \$800's

From the moment you step into 38 Melaleuca Drive, Greenwood you'll be captivated by the inviting atmosphere and stunning renovation, boasting quality finishes and features throughout. Set on a large 683sqm block and offering three bedrooms, one bathroom, stylish living and a sprawling backyard, this home is move-in ready and perfect for those seeking a life full of modern comforts and ample space for outdoor enjoyment. The charming seating area on the front merbau deck provides a relaxing spot to enjoy the beautifully landscaped front yard and gardens, creating a serene and inviting first impression. As you enter, the bright kitchen and dining area welcomes you, accentuated by feature paneling, sleek downlighting and hybrid wood flooring throughout, enhancing the elegant atmosphere and setting the tone for the rest of the home. The wrap-around kitchen is waiting to inspire your inner chef, with stone benchtops offering ample preparation space, subway tiled splashback, white stone sink, and generous soft-close drawers and storage accented with brushed brass hardware, giving a stylish finish. Quality stainless-steel appliances include a gas cooktop, built-in oven, dishwasher, and plumbed-in fridge. The front living room is spacious and inviting, with light-filled windows and plush carpet flooring, making it the perfect spot for relaxation, entertaining, and everyday living. Retreat to the king-sized master bedroom where carpet flooring, a ceiling fan and built-in sliding wardrobe awaits. Both minor bedrooms are also comfortably equipped with ceiling fans and carpet flooring, plus bright windows overlooking the backyard. The main bathroom features a large bathtub, frameless glass shower with rainhead showerhead, a modern vanity, beautiful full-height tiling throughout and a separate WC for added convenience. The laundry offers abundant overhead and under bench storage and large linen cupboards, plus a charming wood benchtop and sink, and seamlessly provides access to the backyard via the kitchen. Entertain effortlessly year-round under the expansive patio and on the timber decking. Gated access leads to the swimming pool, which features limestone pavings and a generous seating area, perfect for summer fun and gatherings in the sunshine. Plus, a large grassed area surrounded by mature olive trees provides ample space for kids and pets to enjoy. Other property features include, but not limited to: - Large driveway with gated drive through access to the powered shed - Ducted and zone reverse cycle air conditioning with wifi connectivity - LED Downlighting throughout with dimmer switches - Fibreglass swimming pool with recently updated pool pump - Brand new colourbond roof and insulation - Solar panel system - Whole home filtration system Council Rates: \$1,627 p/a approx. Nestled in the heart of Greenwood, this home is in a prime location with convenient access to local amenities, parks, and schools, blending suburban tranquility and convenience. Location highlights include, but not limited to: - 600m to Warrigal Park & Blackall Reserve - 1.0km to West Greenwood Primary School, 1.1km to Greenwood College & 1.6km to Greenwood Primary School - 1.0km to newly opened Greenwood IGA, 1.5km to Greenwood Village Shopping Centre & 3.9km to Warwick Grove Shopping Centre - 2.0km to Mitchell Freeway (northbound) via Hepburn Road - 2.7km to Mitchell Freeway (southbound) via Warwick Road - 3.2km to Wanneroo Road - 3.9km to Warwick Train Station - 6.9km to Hillarys Boat Harbour & 7.2km to Sorrento Beach - 18.1km to Perth CBD Perfect for first homebuyers, young families, or investors, this property combines modern amenities, stylish living, and a fantastic location, ensuring a comfortable and convenient lifestyle. For more information, please contact Pauline Lyon on 0427 968 070 or via email [pauline.lyon@peard.com.au](mailto:pauline.lyon@peard.com.au) \*PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to further enquiry. 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.