

# 4/10 Bedingfeld Road, Greenfields, WA 6210

Mandurah

## Unit For Sale

Tuesday, 30 April 2024

4/10 Bedingfeld Road, Greenfields, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 124 m2**

**Type: Unit**



Paul Taylor

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## Best Offer Over \$439,000

Discover unbeatable value with this 3 bedroom, 2 bathroom brick and tile home, built in 2003, offering a comfortable and convenient lifestyle on a spacious 430sqm block. Nestled within close proximity to the picturesque Serpentine River and Lake Goegrup, as well as the tranquil Koolyanga Reserve, residents can enjoy nature's beauty just steps away. The practical layout includes a double garage with shopper's entrance and rear double gated access, making parking and storage a breeze. Inside, the kitchen hosts a breakfast bar, dishwasher, double sink, built-in pantry and 600mm appliances. The open plan living area features French doors that lead seamlessly to the outdoor entertaining area and also has drop down blinds for movie days in. The front living area allows the whole family to have their own space. The master bedroom is fitted with a walk-in robe and split system air-conditioner, while the ensuite offers a shower, single vanity and toilet. The minor bedrooms also come equipped with built-in robes and the main bathroom includes a bath, shower and single vanity. The laundry has a double door linen cupboard for additional storage. Outside is truly the showstopper - the magnificent gable patio takes your breath away with its feature timber ceiling, downlights, ceiling fan and built-in bar table, providing a perfect setting for relaxation or entertaining friends and family. The rear garden is adorned with a lemon and lime tree, adding a touch of nature to your surroundings. Additional features include a cassette reverse cycle air-conditioner, gas bayonet, neutral tones throughout, NBN connectivity, automatic reticulation, a store room and a gas storage hot water system, further enhance the appeal of this home. Nearby amenities include Peel Health Campus, Greenfields Shopping Centre and Bunnings, while educational opportunities are within reach at Foundation Christian College, John Tonkin College and South Metropolitan TAFE. Don't miss this opportunity to secure a fantastic property that offers exceptional value for money. Call Paul Taylor from Harcourts Mandurah - 0407 101 137 to organise a viewing.

**Features:**

- 3 bedroom, 2 bathroom, 2003 built, brick and tile home
- 430sqm block
- Double garage with shopper's entrance
- Rear double gate access
- Kitchen with breakfast bar, dishwasher, double sink, built-in pantry, 600mm appliances, microwave and fridge recesses
- Front living room
- Open plan living with French doors opening out to the outdoor entertaining area
- Master bedroom with a walk-in robe and split system air-conditioner
- Ensuite with a shower, single vanity and toilet
- Minor bedrooms with built-in robes
- Main bathroom with a bath, shower and single vanity
- Laundry with a double door linen cupboard
- Cassette reverse cycle air-conditioner
- Gas bayonet
- Neutral tones throughout
- NBN connected
- Gable patio with a feature timber ceiling, downlights, built-in bar bench and ceiling fan
- Rear garden with lemon and lime tree
- Automatic reticulation
- Store room
- Gas storage hot water system

Nearby: Serpentine River / Lake Goegrup (400m), Koolyanga Reserve (450m), Foundation Christian College (1.5km), Peel Health Campus (1.9km), Greenfields Shopping Centre / Bunnings (2.4km), John Tonkin College / South Metropolitan TAFE (2.8km)

Council Rates: \$2,230.00 PA (approx.)  
Water Rates: \$1,461.06 PA (approx.)  
Strata Fees: NIL  
Zoning: R10  
Betta call Paul on 0407 101 137  
Paul.taylor@harcourtsmandurah.com.au

Paul Taylor - Real Estate - Taylor'd to suit your needs\*All measurements are approximate\*This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.