

4 Merryfull Road, Mandurah, WA 6210



House For Sale

Friday, 24 May 2024

4 Merryfull Road, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 416 m2

Type: House



Leigh Smith
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From \$469,000

Leigh Smith presents this fantastic, easy-care property located in the heart of Mandurah. The property features paved parking suitable for a caravan or extra vehicle at the front. A double gate opens onto the driveway and double carport, immediately showcasing low-maintenance living with a paved yard and easy-care garden beds. A verandah connects the carport to the entrance. Inside, you'll find a spacious front lounge and an open-plan kitchen and dining area that opens onto the outdoor entertaining space. The kitchen is equipped with ample cabinetry, a freestanding electric cooker, and a fridge/freezer recess. If you prefer gas cooking, a gas connection is ready to switch. The three bedrooms all come with built-in robes, with the larger main bedroom offering a double built-in robe. The family bathroom is complete with a bath, shower, vanity basin, and a separate toilet off the good-sized laundry. Step outside to find an extra-large private gabled patio which is sure to impress, perfect for entertaining or as a play area for kids. This property's location is ideal, within walking distance to primary and senior schools. Milgar Street Reserve, a fantastic recreational facility, is at the end of the street, offering a shady park reserve, Caterpillar Park Playground (well-equipped and completely fenced for safe play), a BBQ area with undercover tables, a lawned sitting area, a bike/scooter path, and parking. Close to transport, shops, and a short drive to the Mandurah Train Station, beach, tertiary education, amenities, and more. Don't delay! Call Leigh Smith on 0402 174 665 today!

Location Highlights:

- North Mandurah Primary: 1km
- John Tonkin College (Years 7-9): 1km
- Silver Sands Beach: approx. 2km
- Mandurah Train Station: 1.5km
- Mandurah Forum Shopping Centre: 2.5km
- Mandurah Bunnings and Woolworths: 1.3km
- Murdoch University Mandurah Campus, John Tonkin College (Years 10 -12) & TAFE: 2km

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