

4 Millimumul Way, Mullaloo, WA 6027

House For Sale

Saturday, 20 April 2024

4 Millimumul Way, Mullaloo, WA 6027

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 908 m2

Type: House



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From Low \$1Mils

4 Millimumul Way isn't just a place to live—it's a place to create, build, and make memories. Unlock the potential and watch your dreams take root in this prime coastal location. On a sprawling 908sqm block of coastal gold, the existing two-storey three bedroom, two bathroom home is waiting for inspiration and renovation, to transform this space into a reflection of your own style and vision. Plus with the generous 24m frontage and potential to subdivide, this property is an unmissable opportunity for developers or homeowners alike. Step through the front gate and into the dedicated drop zone, a convenient space where beach days end and home comfort begins. The master bedroom is a generous haven of space, comfort and privacy, positioned on the lower level and offering a bright retreat. Ascend the hardwood stairs to the heart of the home, the open-plan living, dining and kitchen area. Opening onto the front wrap-around balcony, relish in the elevated outlook over Mullaloo and bask in spectacular sunsets. Entertain in style or relax with ease, with versatile indoor outdoor flow between the balcony and backyard. The original kitchen is complete with wood cabinets and wrap-around benches, and includes a double stainless steel sink, an electric cooktop, and a built-in oven and grill. The two minor bedrooms are expansive and perfect for growing families, featuring carpet flooring and bright windows. The centrally appointed main bathroom is neat and tidy, with a separate bathtub, large tiled shower, vanity unit offering ample storage, and toilet. Moving outside to the backyard, an expansive grassed area awaits for play time, hosting friends and family and more, with a fruitful fig tree for added enjoyment. The paved side area is an ideal place to enjoy the elevated views, and with gated access it facilitates effortless entertaining. This property has been home to the current tenants for a few years, their lease is expiring early June, they ideally would love to stay on. Other property features include, but not limited to: - 908sqm block - Double carport with additional parking on large driveway - Under-stair storage - Ceiling fans in living and dining area - Carpet flooring to master bedroom, minor bedrooms, living and dining area - Laundry with additional toilet and shower - Reticulation to front gardens - Periodic Tenancy Agreement in place at \$600p/w until early June. Boasting a vibrant coastal lifestyle in a highly sought-after location, with access to local amenities and nearby conveniences, you'll be wondering why you didn't move to Mullaloo sooner! Location highlights include, but not limited to: - 1.1km to Mullaloo Beach - one of Perth's best beaches! - 800m to Tom Simpson Park to sit amongst the peaceful parklands while enjoying your morning coffee or take in our beautiful summer sunsets - 210m to Blackboy Park, ideal for morning or afternoon walks around the block - 850m to Mullaloo Beach Hotel, Dome Cafe, Oceanside Fish and Chips, Swell Cafe and more - 800m to Mullaloo Village Shopping Centre and 3.0km to Westfield Whitford City Shopping Centre - 3.8km to Ocean Reef Boat Harbour and new marina development coming soon - 1.7km to Marmion Avenue via Mullaloo Drive & 4.7km to Mitchell Freeway via Craigie Drive - Local schooling nearby including Mullaloo Beach Primary School, Mullaloo Community Kindergarten, Mullaloo Heights Primary School, Springfield Primary School, Beldon Primary School, Belridge Secondary College, and Ocean Reef Senior High School Whether you choose to revamp the existing structure or explore the possibilities of subdividing, the potential is vast and presents an exciting opportunity to make the most of the coastal ambiance and spacious land. For more information, please contact Pauline Lyon on 0427 968 070 or via email 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.