

# 4 Mokutu Court, Quinns Rocks, WA 6030

 buymyplace

## House For Sale

Friday, 17 May 2024

4 Mokutu Court, Quinns Rocks, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 680 m<sup>2</sup>

Type: House



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## Offers over \$750,000

Phone Enquiry ID: 227892 Hidden at the tranquil end of a quiet cul de sac, this property presents a unique opportunity for young families or savvy investors. Occupying a generous 680m<sup>2</sup> block, this high-quality build combines the timeless appeal of country style red brick with a durable tin roof, all positioned to capture the essence of its elevated setting. The home boasts a spacious 200m<sup>2</sup> layout featuring four well-appointed bedrooms and two bathrooms, designed with family comfort and privacy in mind. The generous bedroom sizes ensure ample space for family members of all ages. At the front of the house, a secluded parent's retreat offers a spacious bedroom and private lounge room, creating a peaceful haven for relaxation. A highlight of this home is its expansive kitchen, complete with a walk-in pantry, offering the perfect space for cooking and entertaining. The kitchen's design and functionality are complemented by the pergola on the north and west sides, providing shade and keeping the building cool during the warm summer months. Energy efficiency is at the heart of this property, featuring a 6.5kw solar system and a heat pump water heater, efficient building design and in-roof insulation ensuring comfortable living while minimizing utility costs. There are also two air-conditioning split systems located in the main living area and the master bedroom. Outdoor living is enhanced by a generous 6m by 3m shed with work bench and storage racks, and a secure double carport. The home's location is ideal for families, with a 10-minute walk to the beach, proximity to two parks, and a local primary school, offering a lifestyle of convenience and leisure. This property would be perfect for a family with young children as there is practically no traffic out the front of the house. The cul de sac does not have a laneway meaning there is no foot traffic, which is ideal for those who are security minded. Both sides of the house have high gates and walls. This property is not just a home but a lifestyle choice, promising a blend of comfort, quality, and convenience. Whether as a family home or an investment, this is an opportunity not to be missed.