

# 4 Sandsnail Place, Mullaloo, WA 6027

## House For Sale

Wednesday, 15 May 2024

4 Sandsnail Place, Mullaloo, WA 6027

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 440 m2**

**Type: House**



Pauline Lyon  
0427968070

## UNDER OFFER!!

Perfectly positioned in a quiet cul-de-sac, 4 Sandsnail Place, Mullaloo welcomes you with three bedrooms, one bathroom and thoughtful renovations throughout, the home balances style with convenience in a highly sought-after coastal community. Perfect for those looking to make their move into Mullaloo today! Step into bright open-plan living with engineered Blackbutt wood flooring and downlighting throughout, offering a stylish central hub for everyday family living and effortless entertaining. French doors lead into a formal living area, where relaxation awaits, complete with a feature barn door revealing additional storage. Beautifully designed and blending modern elegance with practicality, the stunning kitchen is a warm and inviting space for cooking and gathering. Boasting stone benchtops and a breakfast bar, a large centre island, wrap-around storage with soft-close drawers, glass splashback and under-cabinet lighting. Quality appliances include an impressive 900mm Electrolux oven, gas cooktop and double stainless-steel sink. The adjacent dining area is filled with natural light, with dual sliding doors providing seamless indoor-outdoor access for alfresco dining. The outdoors extends to a grassed area with lush reticulated gardens and a spacious colourbond pitched patio, offering a serene retreat for relaxation and entertaining. Retreat to the master bedroom, a king-sized space with carpet flooring, a generous walk-in robe and bright window with venetian blinds and block out curtains. Both minor bedrooms offer double mirror sliding robes, carpet flooring and sheer and block out blinds for a restful night. Serviced by the renovated main bathroom, including a beautiful freestanding tub, frameless glass shower, modern vanity unit with ample storage, floor-to-ceiling tiles throughout and a separate WC. The laundry also combines modern style with functionality, featuring a subway tiled splashback, wooden benchtop, under bench and overhead storage, convenient linen cupboard in adjacent hallway, and direct outdoor access to the fold-down washing line. Other property features include, but not limited to:- Reverse cycle ducted air-conditioning throughout- Security screens to all doors- Large driveway and ample parking for multiple vehicles- Front verandah and grassed area- Fruitful apple and citrus trees- Grassed areas and gardens fully reticulated- 5kW Solar panel system- Electric hot water system- Powered shed

Council Rates: \$1,652.74 approx p/a  
Water Rates: \$1,154.42 approx p/a

Enjoy the best of Mullaloo living with beaches, parklands and local amenities and lifestyle conveniences. Location highlights include:- 450m to Periwinkle Bush Park & 650m to Charonia Park - enjoy daily walks in nature and around the neighbourhood- 1.9km to Mullaloo Beach and Tom Simpson Park - one of Perth's best beach and the perfect spot to bask in beautiful WA sunsets- 2.3km to Mullaloo Beach Hotel, Dome Cafe, Oceanside Fish and Chips, Swell Cafe and more!- 3.7km to Ocean Reef Boat Harbour & New Marina Development - with Perth's first coastal pool coming soon- 1.3km to Mullaloo Village Shopping Centre & 3.5km to Westfield Whitford City Shopping Centre- 950m to Marmion Avenue via Mullaloo Drive & 3.9km to Mitchell Freeway via Ocean Reef Road- 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

Promising a low-maintenance lifestyle in a friendly coastal neighbourhood, 4 Sandsnail Place, Mullaloo presents an inviting style with comfort and convenience. 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.