

**4 Stanley Street, Mount Melville, WA 6330**



**Sold House**

Tuesday, 15 August 2023

4 Stanley Street, Mount Melville, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 615 m2**

**Type: House**

**\$450,000**

Less than 2km from the CBD, this delightful character home enjoys a sunny northerly aspect from high on Mount Melville and takes in fabulous panoramic views from the Stirlings and Porongurups around to Mount Manyeaks, Oyster Harbour and Middleton Bay. Clad with smart Hardiplank, the home occupies a fully serviced 615 sqm block with lawns and easy-care garden beds in a quiet spot near the cul-de-sac end of the street. It was designed to take in the coastal views from the lounge and the L-shaped rear deck, which is perfect for the new owners to sit out and watch the world go by – or raise a glass of bubbly with their friends to toast their good fortune. Built in the 1960s, the home has been modernised in recent years with upgrades to both the kitchen and bathroom, and it still shows off beautiful, polished jarrah floorboards in the living areas and the original timber wall panelling and fireplace in the comfy lounge. Also in the lounge is a gas heater and a corner window making the most of the view. Next is the dining space and then the kitchen, a sunny room with gas cooking and attractive cabinetry in ivory with blue bench-tops. A hall leads to the three bedrooms, all of which are carpeted and two have built-in robes, including the queen-sized master room. The smart bathroom has sparkling white wall tiling, a bath, vanity and walk-in shower, and next to this is the laundry with the separate toilet. A long drive leads past the house to a single garage with a powered workshop at the back, and there are several more parking spaces on the drive. Presentation of the entire property is exemplary, and everything inside and out is in tip-top order. With shops, entertainment, restaurants, cafés and schools a few minutes away, this well-located property will appeal to a wide scope of buyers, from first homeowners to investors looking for a tenant-friendly rental. To arrange an inspection of this charming property please contact Lee Stonell today on 0409 684 653 or [lee@merrifield.com.au](mailto:lee@merrifield.com.au)

What you need to know:

- Modernised 1960s home with lovely original features including high ceilings and Jarrah floorboards
- Fabulous panoramic views from Stirlings and Porongurups around to Oyster Harbour and Middleton Bay
- At high, cul-de-sac end of quiet street, northerly aspect
- Comfortable lounge with corner window, gas heater in fireplace
- L-shaped deck overlooking beautifully landscaped gardens, with ocean views
- Dining area
- Ivory kitchen with gas cooking
- Queen-sized master bedroom with built-in robe
- Two double rooms, one with robe
- White bathroom with bath, walk-in shower, vanity
- Laundry and separate toilet
- 615 sqm block, fully serviced
- Garage with powered workshop
- Good off-street parking
- Less than 2km from CBD
- Easy access to schools, shops, entertainment, restaurants, cafés
- Council rates \$2,212.13 per annum
- Water rates \$1,488.73 per annum