

**40 Minigwal Loop, Waikiki, WA 6169**



**Sold House**

Wednesday, 20 March 2024

40 Minigwal Loop, Waikiki, WA 6169

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 692 m2**

**Type: House**



Sally Ackerley

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**\$630,000**

Overflowing with charm and individuality, this absolutely beautiful home offers a range of living options throughout both the spacious interior and sensational exterior, with alfresco dining options, lawned gardens and a sparkling below ground pool to enjoy with family and friends. The block itself offers a carefully designed 692sqm, with the home consisting of 115sqm and a flexible floorplan that provides a formal lounge on entry, with a kitchen and open plan family room, along with a range of hidden nooks and corners for added seating and secluded relaxation, plus a huge master suite with poolside views and semi-ensuite access to the family bathroom, and three further well-spaced bedrooms. Situated on a quiet street, the local East Waikiki Primary School is an easy stroll away, as is the huge Hourglass Reserve with its sporting facilities and endless greenspace. The Waikiki Shopping Village is a little further with a full range of dining and retail options, plus medical facilities, the train station, bus routes and Rockingham itself with its choice of recreation and entertainment options, making this an appealing option for those seeking all the comforts of home, in a conveniently central setting. Features of the home include: - Generous master suite, with hardwood flooring, a cooling ceiling fan and a beautiful bay window with sensational poolside views to wake up to, with full height sliding door robes and semi-ensuite access to the main bathroom - Three further bedrooms, all with slate flooring, with two offering effective ceiling fans and one with a built-in robe - Centrally placed bathroom, with floor to ceiling tiling, a bath, shower enclosure and extended vanity, with plenty of natural light and a separate WC - Laundry nestled off the kitchen, with ample built-in cabinetry and sliding door access to the garden for convenience - Newly renovated kitchen, with crisp white cabinetry that includes both under bench and wall mounted storage plus a full height pantry, with subway tile, in-built wall oven, gas cooktop, and views to the alfresco and gardens - Casual family room with the option for dining and living with slate flooring, another effective ceiling fan and a warming fire - Lounge on entry, with wooden look parquet tiling, large windows to overlook the front gardens and another overhead fan, with a reverse cycle air conditioning unit for year round wellbeing and a secluded corner, perfect as a study nook, activity space or additional seating - Open entry hallway, offering a light and bright setting to the home - Newly installed gas hot water system - Quality window coverings and light fittings - Covered alfresco with paving to the floor and views across the pool and gardens - Sweeping rear yard, with lush green lawn, shady trees and a border of plant life, with a sizeable garden shed and secondary paved area with shade sail for additional seating - Glistening below ground pool, with a paved surround, tropical palms and secure fencing - Vast lawned front garden, with soaring palms and a widened driveway - Carport with roller door and drive through access

Built in 1990, this simply delightful property was designed with love and attention to create a home where form and function collide, with a comfortable and cosy feel, and a garden paradise that offers a resort like setting, with shady trees, lush lawn and a sparkling pool, all set with convenience in mind, and easy access to life's everyday essentials. A must view, contact Sally Ackerley on 0401 346 644 today.

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