

40 Pineknoll Gardens, Meadow Springs, WA 6210

Sold House

Wednesday, 28 February 2024



40 Pineknoll Gardens, Meadow Springs, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 638 m2

Type: House



Michele EmmersonLaw
0861473452

Contact agent

If you have been looking for a large, light filled home with plenty of room for your family and plenty of parking – this may be the one you have been looking for! Located in popular Meadow Springs on a large 638 square meter block, with easy access to Oakwood Primary School, this large 4 bedroom, 2 bathroom home features multiple living areas and a study. Built in 2005, the home retains the best features of homes of that period, but has been substantially upgraded to give it a modern look and a fresh feeling. The location couldn't be better, with great access to Meadow Springs Shopping Centre for all your retail needs, the new Lakelands Train Station for convenient commuting, and a variety of excellent schools for your family's educational requirements. This lovely home features an open plan kitchen, family and games room, master bedroom with walk-in-robe and separate toilet, 3 double sized bedrooms with large built in robes, as well as a formal lounge and office. This house is sure to impress. The beautiful kitchen features a huge island bench with stone benchtop and double sink, a stainless steel dishwasher, 900ml oven and cooktop and new rangehood. There is plenty of storage including a walk-in pantry. There is no doubt that you and your family will love the spacious backyard in this home which includes a lovely patio, a large lawn area and built in swing set. There is side access for a boat or caravan (or both!), with auto reticulation to easy care gardens with plenty of room for kids. With room in the yard to add a workshop or pool, there is something for everyone to enjoy! The home will be of interest to families, with plenty of room for everyone, and to investors due to its excellent rental appraisal. The property has many additional features:

- Generous 4 bedroom, 2 bathroom brick and tile home
- Built on a large 638 square metre block
- Double garage with sectional remote door
- Freshly painted throughout
- New custom made and fitted slimline venetian blinds throughout
- New floor coverings throughout
- Renovated bathrooms and kitchen
- Large Gas Storage Hot Water System
- Ducted evaporative air conditioning throughout
- Additional reverse cycle air conditioning unit in main Living Area
- Side access for boat and caravan, including a hard stand
- Auto reticulation in both front and back gardens
- Private, paved entertainment area with a large gabled patio
- Stainless Steel Dishwasher, 900ml oven and cooktop and new rangehood.

Approximate Outgoings Include:

- Council rates: \$2220 per annum
- Water rates: \$1525 per annum

Meadow Springs also provides public transport and recreational facilities including the popular Quarry Park and Meadow Springs Golf and Country Club. It is also only a short drive into the centre of Mandurah and to many lovely beaches. This home will sell quickly in the current market. It has so much to offer! Viewing is a must and the location and potential will exceed your expectations. Secure this opportunity by calling Michele Emmerson-Law on 0438 598 984 to make a time for your exclusive viewing.

#sauvageagency #wesellthebesthomes #teamworkmakesthedreamwork

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.