

54 Merivale Way, Greenwood, WA 6024



Sold House

Tuesday, 5 September 2023

54 Merivale Way, Greenwood, WA 6024

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 744 m2

Type: House



Sacha Daniel

Contact agent

Nestled on a leafy 744sqm corner block that also happens to boast exciting subdivision possibilities – subject to council approval of course, this solid 3 bedroom 1 bathroom brick-and-tile home possesses options aplenty, whether you decide to nest, invest or delight at any future development that may happen to be on the horizon. There is also plenty of scope to add your own personal modern touches throughout if you wish to stay put, in the form of renovations and extensions. One certainty though is the property ultra-convenient location, footsteps away from lush local parklands, bus stops, Greenwood Primary School, restaurants, medical facilities and community sporting facilities, with the likes of Greenwood College, Greenwood Train Station and so much more only minutes from your front doorstep in their own right.

Opportunity knocks for you here – and loudly! FEATURES INCLUDE:

- Tiled entry foyer with a full-height double storage/cloak cupboard
- Huge L-shaped open-plan family and living area with brand-new carpet, split-system air-conditioning, gas-bayonet heating and shelving
- Open-plan dining and kitchen area with its own gas bayonet for heating, plus low-maintenance floors, a breakfast bar for casual meals, a new Chef gas-upright cooker, a sleek white Dishlex dishwasher and splendid views out to the backyard
- Huge full-width outdoor patio-entertaining area at the rear, accessible from the living space
- Newly-carpeted bedrooms, including a larger master with two side-by-side full-height built-in double wardrobes
- Practical bathroom with a separate shower and bathtub
- Laundry off the kitchen, with a linen press, separate toilet and patio access
- Feature skirting boards
- Outdoor power points
- Security doors
- Gas hot-water system
- Reticulation to front garden
- Elevated and leafy “blank canvas” of a backyard, with heaps of room for a future swimming pool – if you are staying put and are that way inclined
- Garden shed
- Single carport, with direct access to the yard
- Single side-access gate, off the main street frontage
- Double side-access gates leading to the backyard, from the home’s 2nd street frontage
- Large 744sqm corner block
- Subdivision/development potential – subject to council approval
- Footsteps from parks and playgrounds
- Greenwood Primary School and Warwick Senior High School catchment zones
- Close to the freeway, transport, shopping and more
- Easy access to our pristine Western Australian coastline

Shire Rates: \$1,570 per year (approx.) • Water Rates: \$1,066 per year (approx.)

THE LIFESTYLE YOU WILL LIVE:

- 300m (approx.) to Annato Park
- 900m (approx.) to Penistone Park
- 600m (approx.) to Greenwood Primary School
- 1.2km (approx.) to restaurants and shopping at Greenwood Village
- 2.0km (approx.) to Kingsway City Shopping Centre
- 2.1km (approx.) to Liwara Catholic Primary School
- 2.3km (approx.) to Warwick Senior High School
- 2.3km (approx.) to Warwick Stadium
- 2.8km (approx.) to Greenwood Train Station and the freeway
- 2.8km (approx.) to Warwick Grove Shopping Centre
- 7.3km (approx.) to Hillarys Boat Harbour
- 17.8km (approx.) to Perth CBD

This is your chance to make something special happen – and in more ways than one! Call Sacha Daniel on 0414 501 109 to find out more! Disclaimer: While every effort has been made to ensure the given information, photos and floor plan are correct at the time of listing, this information is provided for reference only and is subject to change. No warranty or representation to the accuracy and interested parties should make their own independent enquiries.