

# 6 Heritage Lane, Pinjarra, WA 6208

Mandurah

## House For Sale

Friday, 19 January 2024

6 Heritage Lane, Pinjarra, WA 6208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



Chris Parsons  
0895819999

## Best Offer Over \$599,000

Chris Parsons from Harcourts Mandurah is pleased to present 6 Heritage Lane, Pinjarra to the market. Located in the highly sought after Murray River Country Estate, this spacious four bedroom, two bathroom home sits on a 546 sqm block and has space for the growing family with a theatre, study and room for the toys with generous side access! Easy care gardens welcome you to the property along with substantial parking on the paved driveway and the double garage. Inside you are greeted with a large entrance with coffered ceiling, where you will find the master bedroom on the left. This is a generous adult retreat, which boasts an abundance of natural light, walk in robe and ensuite with dual vanities and separate toilet. Continue through where you will find the open plan living area, the galley style kitchen with gas cooktop, microwave recess, under and overhead cabinetry, pantry and a plumbed double fridge recess. Here this is plenty of space for the largest of couches to accommodate the whole family and a designated television alcove. Double glass doors lead you outside to the undercover paved alfresco area which is the perfect spot to entertain. The spacious theatre room can be closed off with double doors, and with its close proximity to the kitchen means easy access to the popcorn for movie nights! Minor bedrooms are in a separate wing that can be conveniently closed off allowing noise from the hub of the home to be at a minimum when you are putting the children to bed or privacy for your guests. These rooms all feature built in robes and are adjacent to the main bathroom and laundry. There are plenty of doors and windows throughout the home to let the breeze in, however for those especially hot or cold days seasonal comfort is assured with split systems in all bedrooms and the living area. Solar panels will take the pressure off the electricity bills! Generous and genuine side access is the perfect solution to park the toys and to allow access to the backyard. Features you will love: Four bedrooms, two bathrooms Theatre and study Open plan living with direct access to the alfresco Kitchen with abundant storage and bench space Master bedroom with walk in robe and ensuite Minor bedrooms with built in robes, split system air conditioning and ceiling fans Generous side access, plenty of parking for the toys Paved drive way, double garage with shopper's entrance Located close to the Golf Course, parks and surrounded by quality homes, you are only minutes away from the vibrant town centre where you will find shopping and cafes as well as unique vintage and homewares stores. Alternatively explore the region that is renowned for its beautiful waterways and forest trails. Enjoy all that country life has to offer and the ease of commute to Mandurah in under 20 minutes or to Perth in an hour via the Forrest Highway (times are approximate). Our property management team have estimated a rental return of \$550 - \$580 per week is achievable in the current market. Astute investors are sure to be drawn to this property because of its proximity to important amenities, schools and the unique location close to the Pinjarra Golf Course. To arrange a time to view, please call Chris on 0459 752 640. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.