

# 7 Mulling Road, Martin, WA 6110



## House For Sale

Tuesday, 21 May 2024

7 Mulling Road, Martin, WA 6110

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 390 m2

Type: House



Ash Swarts  
0894959999



Ashton Dekker  
0894959999

**From \$599,000**

Stunningly situated with lovely views over natural bush and parkland, in a tranquil pocket of Martin, this exquisite 3-bedroom, 2-bathroom home is modern low-maintenance living at its finest. Built in 2016, and much loved by its current owner, this home is ready to be sold! **INSIDE:** This welcoming home features three bedrooms, two bathrooms, in a fantastic layout design. A roomy living room greets you when you step in, a great area for separate living away from the bustle of the main area. No expense has been spared on this beautiful home. The beautiful tiles throughout the living space add a unique touch. The kitchen is a cook's delight, featuring lovely bench tops, a massive 900mm oven, and a gas cooktop. The large open plan living is the heart of the home, seamlessly connecting with the modern kitchen, living area and outside alfresco. The master bedroom is equally impressive, tucked away at the rear of the property with lovely park views. The walkthrough closet provides ample room for belongings. **OUTSIDE:** Sitting on a 390sqm block the house is perfectly positioned to maximise the usable space. The outdoor area is a great space for entertaining with a large undercover alfresco and built in Braai! If you don't know what a Braai is, then you are missing out! It's a coal fired BBQ that will up your bbq game to the next level, it's not only tasty but adds lots of atmosphere and fun to any event. Take in the gorgeous elevated views over the natural parkland or step outside onto the foot path to walk the scenic riverside trails and experience why so many love living in Martin. **LOCATION:** The suburb of Martin is a hidden treasure! With just over 200 new homes, this estate offers easy access to numerous amenities, beautiful parklands, stunning views of the Darling Scarp, and convenient access to the Tonkin Highway. There are also plenty of schooling options in the area, with this home being walking distance to the Lumen Christi College. **HOW TO VIEW:** This property is available to view by appointment only. Please enquire on this property and we will be in touch to book your viewing, it will not last! **PROPERTY FEATURES:** • 3 Bedrooms • 2 Bathrooms • Two Living Areas • Lovely Alfresco • Low Maintenance Living. • Side Access through garage. **PROPERTY PARTICULARS:** • Build Year: 2016 • Block Size: 390 sqm • Living Size: 139 sqm • Council Rates: \$1,958/pa • Water Rates: \$1,120/pa • Rental Appraisal: \$620- \$650/pw. (all values are approximated)