

**7A Livonia Place, Mullaloo, WA 6027**

**House For Sale**

Friday, 1 December 2023



7A Livonia Place, Mullaloo, WA 6027

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Patricia Tay

**from \$1,595,000**

Welcome to your dream home! This top-quality residence, meticulously designed for comfortable living, is now available for a fortunate family due to the owner's relocation to the countryside. Prepare to be captivated by the many features that make this house a true gem.

**Property Highlights:**

- 1. Unparalleled Quality:** This home is crafted with the highest standards, offering a premium living experience in the sought after suburb of Mullaloo.
- 2. Stunning Views:** Enjoy reverse cycle living with ocean glimpses on the first level and breathtaking panoramic ocean views from the second floor.
- 3. Luxurious Amenities:** Dive into relaxation with your very own underground pool, complemented by a fantastic outdoor entertainment area.
- 4. Thoughtful Design:** Immerse yourself in the natural light flowing through plenty of windows and doors, creating a seamless connection between the indoors and outdoors.
- 5. Bedroom Retreats:** The spacious downstairs bedroom suite comes complete with a walk-in robe, ensuite, and powder room for added convenience.
- 6. Entertainment Haven:** Entertain guests in the home theatre or gather in the open plan kitchen, family, and meals area with stainless steel appliances of the highest standards overlooking the inviting pool.
- 7. Additional Features:** A double garage with shopper entry, a generous laundry, an under stairs store/study nook, and a relaxing patio provide practicality and comfort.

**Upstairs Delight:** The second floor boasts a huge master bedroom with amazing ocean views, ensuite featuring a double vanity, and a retreat that can be utilized as a family area. Discover also a further two other well-sized bedrooms with built-in robes, a third bathroom with a bath, and an additional WC. Step onto the balcony to relish open and panoramic ocean views.

**Property Details:** Land: 419 sqm Built Area: Approximately 273 sqm Year Built: 2014 Water Rates: Estimated \$1693 per annum Council Rates: \$2709.86 for 2023/24

This residence is not just a house; it's a lifestyle. Don't miss the opportunity to make it yours. Contact us today to schedule a viewing and envision your family's future in this extraordinary home.