

**8 Freedman Road, Menora, WA 6050**



**House For Sale**

Friday, 8 March 2024

8 Freedman Road, Menora, WA 6050

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Natalie Hoyer

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## EOI Buyers in the Early to Mid \$1M's

There's no place like home, so why not make your space as welcoming, rejuvenating, and all-round fun as you can? What price would you put on sanctuary? Coincidentally, it exactly matches your investment on this 4x2 family home. With a large block size of 809sqm you'll feel a bit like you're in a bubble. A very lovely one. One with a pool, and a pergola, and an entertaining area, and lush garden surrounds. Wildlife visits the bird bath, loved ones will visit you, and serenity will be visited upon your entire household the moment you move in. Being an 80s babe, this home includes the ubiquitous brick feature walls but somehow they don't feel dated at all. (Must be the magic of that bubble.) The informal open plan living and dining area in particular showcases the aforementioned brick to great effect, with an arched doorway, vaulted ceiling, and big, beautiful windows combining their powers to create a light, airy space that's a joy to spend time in. The pretty backyard vista certainly helps too, and when you're inevitably washing dishes or pottering around the kitchen, you'll feel content. Ditto for other chores; the laundry has heaps of storage and is neat as a pin, the spacious footprint of the house makes vacuuming a breeze, and the native gardens outside are low maintenance. You'll also be able to keep your cool easily with the quality insulation, evaporative and split system air conditioning, and the huge silent ceiling fan that is wildly effective on even the warmest days. Oh, and don't forget that pool. The hot weather will be here a while longer yet, so you still have plenty of time to hit peak refreshment before winter sets in.

Location-wise, you can give the kids some independence (when you manage to wrangle them out of the house, of course). With Coolbinia Primary (500m) and Mount Lawley Senior High School (1.5km) in your orbit they can walk, scoot, or pedal themselves there and back. The aquatic centre is an almost-too-easy 1.4km, which is made even easier by hopping a bus to get there, and then there are the multiple parks, reserves, and ovals everywhere you look. Get the kids to take the dog out for a run, or get them excited about exploring the Yokine Regional Open Space (650m). Teens will no doubt sniff out the local cafes with the best treats, but we predict Grindhouse Cafe (950m) will be on that list. And for grown-up fare, Una Més (1.4km), Bar Vino (2.4km), and Testun (3.3km) are worth venturing out of your comfort zone for. Then there's Kosher Providore (650m) with their delish bagels. Send the kids on regular missions for them and thank us later.

Ready to feel revived? Hit Natalie up now (call or email). Or rock up to the home open. \*\*\*\*\*Buyers from Early to Mid \$1M's are encouraged to come and inspect the property with all offers presented as received on or before the campaign end date of 5:00pm Thursday 21st March 2024 (IF NOT SOLD PRIOR). The seller reserves the right to accept an offer prior to the campaign end date. Lot Size: 809sqm Build Year: Circa 1982 Shire Rates: \$2,288.29 per annum approximately Water Rates: \$1,525.50 per annum approximately