

# 8 La Grange Place, Meadow Springs, WA 6210

ACTON

belle  
PROPERTY

## Sold House

Thursday, 11 January 2024

8 La Grange Place, Meadow Springs, WA 6210

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 613 m<sup>2</sup>

Type: House



Brody Harris  
0895502000



Emma Pinington  
0895502000

## Contact agent

Sophisticated and stylish family entertainer. Brody & Emma from Team Harris proudly introduce this delightful family home to the market. Tastefully renovated from top to toe, the love and care put into every detail are immediately evident, creating a warm and inviting atmosphere. This special home features a spacious and sophisticated design that seamlessly blends comfort, style, and functionality. The open floorplan sets the stage for contemporary family living, offering 5 bedrooms all with built-in robes, 2 stylish bathrooms, multiple living zones, a chic island kitchen with new appliances and ample bench space, and an expansive patio area perfect for indoor/outdoor entertaining. Every aspect of the home is designed for a comfortable lifestyle, with added luxuries such as ducted air-conditioning, a cosy wood fire, and ceiling fans throughout, ensuring year-round comfort. The property also boasts plenty of parking space, 2 storage sheds, and potential side access for a boat or van. Nestled in a tranquil cul-de-sac in Meadow Springs, this property enjoys a prime location with lush parklands, the renowned Meadow Springs golf course, shopping facilities, transport options, the beach and the town centre all within easy reach, with several prestigious schooling choices nearby, including Assumption Catholic Primary (70m), Frederick Irwin Anglican School (200m), and Meadow Springs Primary (1.2km). Sure to leave a lasting impression, this one leaves nothing for you to do and allows more time for fun-filled family living. Don't miss the opportunity to call this charming property home. Distinctive features:

- 613sqm lot, 158sqm floorplan, 1993 construction
- 5 generous bedrooms, 2 renovated bathrooms, 2 car garage
- Abundance of parking plus potential side access with easy-conversion
- Stylishly appointed kitchen with island breakfast bar, new appliances, dishwasher and an abundance of bench space
- Multiple living zones with separate theatre and open family/dining
- Generous master suite with walk-in robe and ensuite bathroom
- 4 minor bedrooms all fit with built in robes
- Huge protected patio for outdoor entertaining all year round
- Freshly painted throughout with new flooring, downlights, blinds and gas HWS
- Ducted air-conditioning, cosy wood fire + ceiling fans throughout
- Auto reticulation off the bore with brand new bore pump
- Plenty of lush lawn, established gardens + 2 handy storage sheds
- Sought-after family-friendly location, nearby to several great schools, parklands, shops, golf course, beach, transport and town centre
- Approximate rental appraisal of \$660-\$680 per week

Approximate outgoings:

- Council rates: \$2,100 per annum
- Water rates: \$1,377 per annum

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