

# 98 Merrit Road, Parklands, WA 6180

## House For Sale

Wednesday, 17 April 2024

98 Merrit Road, Parklands, WA 6180

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 2 m2**

**Type: House**



Julie Pym

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## Price Guide \$995,000

HOME OPEN STILL GOING AHEAD SUNDAY 21st April 1100-1130AM This gorgeous, five acre 4 x 2 x 10+ rural property, custom built with love in 1990 by Trevor Glossop is on the market for the very first time. This incredible Parklands location surrounded by stunning lifestyle properties offers tranquility and peace, yet conveniently situated only a short drive to the central hub of Mandurah including Peel Health Campus, medical clinics and specialists, private and public schools, shopping facilities, beach, foreshore and freeway access. This truly is an excellent spot. This property oozes warmth and character, combining a gorgeous floorplan with lovely architectural finishes, soaring raked ceilings, exposed beams, solid wood flooring, jarrah skirtings, combined soft coloured exposed brick and rendered finishes indicative of a classic, quality build of this era. The heart of the home boasts a gorgeous, spacious sunken lounge leading to raised, generous well equipped kitchen and dining area showcasing a double porthole feature window column, lovely views and access to the outdoor alfresco dining. Excellent Master suite with huge bedroom, walk in robe area, separate study/retreat or gym area, super large ensuite with twin vanity, large shower recess and WC PLUS a private courtyard. An excellent powered 15 x 7.5 metre workshop with three phase power would suit the car/hobby enthusiast to a tee. Pop in a pool for the kids and enjoy space and freedom amongst nature. So much to love about this excellent family home and only minutes to everything.

**ABOUT THE PROPERTY**

- 5 acre (2.02Ha) property (20,200sqm) Semi rural
- Newly replaced front fence and gate
- Newly upgraded red gravel driveway
- Newly fitted security screen doors
- Wooden door entry with pretty feature leadlight detail
- 4 bedrooms property with robes
- Freshly painted internally and externally
- Solid wood floors to main living, entry and hallways
- Reverse cycle air conditioning throughout (zoned)
- Master suite is enormous and boasts separate retreat/study or gym area, walk through robe space, super large ensuite recently regouted twin vanities and new tapware, double shower recess and WC.
- Separate private courtyard to Master Suite
- Gorgeous, large sunken lounge with ceiling fans and feature jarrah balustrade
- Raised dining area with sliding door access to large outdoor patio and alfresco dining
- Kitchen with dishwasher space, electric cooktop and oven and grill.
- Separate family bathroom recently upgraded with new benchtops, sink and taps.
- Separate WC (new)
- Solar hot water service with electric booster (less than 18 months old)
- Highline Shed 15 x 7.5 x 3.5 high built in 2002 with 3 phase power, internet/phone port, full height sliding door PLUS 3 x roller door openings, high spot lights, numerous double power points, WC and sink
- Rain water tank = 96,700 Litres
- Limestone paths and pretty garden
- Small garden shed
- Bore (not in use – requires re spiking due to water table) . Separate smaller water tank linked to bore with pump (not under warranty)
- Retic provision Pipes in situ (currently not in use)
- Termite treatment updated 2023
- Power Board recently updated to 3 phase for the whole house. Additional 3 phase changeover switch and a 3 phase 32 amp generator inlet for continuous power. All done Feb 2023

Call me today to inspect. – Julie Pym 0411 436 537

Disclosure Statement This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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