

**9A McGlinn Way, Cloverdale, WA 6105**



**House For Sale**

Wednesday, 29 May 2024

9A McGlinn Way, Cloverdale, WA 6105

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 302 m2**

**Type: House**



Andrew Huggins  
0892773555



Toby Huggins  
0892773555

**From \$689,000**

This gorgeous property is a light and bright family home that could be just right for you! Positioned in a quiet location it is all conveniently location close to Belmont Forum Shopping Centre, local bus route and a host of beautiful parks and private and public schooling options. A short drive to the Belvidere Street Shopping strip, restaurants, cafes and with easy access to major roads/highways, commuting to the Perth Airport, Perth CBD or other suburbs is a breeze. Invest or nest - this property is perfect to enjoy yourself or keep the current tenants, residing at the property until 1st August & keen to stay on, presently paying \$750.00 per week. Don't worry either, no strata fees! The property:

- Rendered brick constructed home
- Rear duplex home with private driveway
- Built in 2011
- Low maintenance gardens
- Four bedrooms, two bathrooms
- Neutral & modern design
- Surface mounted downlights
- Ducted reverse cycle air conditioning
- HILLS security alarm
- Quality tiling throughout with carpets to bedrooms
- Light filled open plan kitchen, dining & lounge with alfresco adjoining
- Centrally appointed kitchen with breakfast bar, stainless steel appliances, four burner gas cooktop, abundance of storage throughout, built in pantry, double sink with goose neck tapware, DISHLEX dishwasher, stone benchtops
- White aluminum blinds with curtains to bedrooms
- Gorgeous master suite includes walk in robe, Ensuite + intimate courtyard
- Minor bedrooms include built in robes
- Low maintenance bathroom includes bath
- Separate toilet off laundry
- Laundry with loads of cupboards both under bench and overheads, direct access to exterior of home
- RHEEM gas hot water system
- Paved courtyard with bamboo screening for extra ambience
- Double garage with additional parking to driveway
- 302m<sup>2</sup>, total lot size
- Survey strata titled, 2 lot scheme - no strata levies!

Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.