

# 16 Middlegate Mews, Quinns Rocks, WA 6030



## House For Sale

Sunday, 23 June 2024

16 Middlegate Mews, Quinns Rocks, WA 6030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 484 m2**

**Type: House**



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## Offers Mid \$500's

First opportunity to view - Home Open Sunday 23rd 2.00 - 2.45pm Located at the end of a quiet Cul De Sac, with no passing traffic, this neat and tidy 3x1 home has the added feature of a 10mx4m workshop to the rear. Set nicely on a 484sq/m block with loads of potential, this home has easy access to transport links, schools, parks and a short drive to the beach. With its secluded position you can make it your own private oasis. Established planting to the front and plenty of additional parking, you enter the home into the lounge/T.V room, currently set up as a home office. It's a good size with great internet facility and it leads nicely into the family kitchen and dining area. The kitchen has a large work bench, fridge recess, double sinks, microwave recess, pantry, dishwasher, separate oven and hotplates with extractor fan and it nicely overlooks the dining area with its additional T.V. point, gas bayonet, ceiling fan. This room offers sliding door access to the entertaining area to the rear of the property. The master bedroom is a good size for a property of this age, with a walk in robe, ceiling fan, plenty of light from the window and semi-ensuite access to the bathroom. The bathroom has tiled bath/shower combination, separate vanity/sink, heated towel rail and additional access for the two additional family bedrooms. These bedrooms both face out to the rear of the property and benefit from lots of light, plenty of space for your bed and furniture and they are serviced by the laundry and separate toilet. Outside there is the full length patio offering year round entertaining, with it's power and lights with views over the great size, private not overlooked, rear garden. This garden contains established planting surrounding a low maintenance set-up and again has huge potential to make it something really special. There is the Shire Approved 10mx4m workshop recently installed, which offers an excellent business opportunity or a massive working from home facility or shed/workshop/man cave. Fully powered, with concrete flooring, plenty of light and insulation plus two ceiling fans, this facility will truly set your imaginations wild and it's sure to appeal to many. There is side gate access to the left of the property and a small additional shed to the right behind the car port. Extras include - Solar electricity generation (1.5kw - 8 panels) Solar hot water (with booster) Security doors and blinds Manual reticulation