

# 22 Mayhew Cross, Atwell, WA, 6164



## House For Sale

Monday, 28 October 2024

22 Mayhew Cross, Atwell, WA, 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Family Friendly Floorplan with Workshop fit for a King!

Step into a world of comfort and convenience with this family friendly 4-bedroom, 2-bathroom home, complete with a dedicated study or office. This property is designed for practical living, featuring a luxurious master suite with an ensuite and walk-in robe, ensuring a private retreat just for you.

Imagine the endless options for the enormous 7.5m x 7.5m shed, perfect for a workshop or an exciting kids' play zone, equipped with full lights and power. The undercover patio is an entertainer's dream, providing the ideal setting for summer barbecues and memorable gatherings.

Inside, enjoy a thoughtfully designed floorplan that promotes harmony and privacy. Revel in the spacious family and meals area, the huge living room, and the warmth of a central gas stove/pot belly fire. Freshly painted throughout, with split system air conditioning and ceiling fans, comfort is guaranteed year-round.

This home boasts practical features like built-in robes, a garden shed, reticulated easy-care gardens, and a grassy backyard perfect for family games or pets to frolic. With side access via the carport and secure double gates to the backyard-this is a rare find!

Your safety and peace of mind are prioritized with security doors and a roller shutter on the master bedroom. The spacious central kitchen comes equipped with gas hot plates and a dishwasher, making cooking and cleanup a breeze.

Located just 600m from Atwell Primary School and 860m from Atwell College, this home is ideal for families or an investor. Enjoy the convenience of being close to parks, playgrounds, and transport options like Cockburn Central Train Station and Cockburn Station. Plus, you'll find local shops, including IGA and South Lakes Shopping Centre, just minutes away.

Don't let this incredible opportunity slip away! With a massive 271sqm of house, this dream home is ready for you to create unforgettable memories. Schedule your viewing today and make this stunning property your new home!

- 4 bedrooms
- 2 bathrooms
- Plus study/office
- Master with ensuite and walk in robe
- Enormous shed suitable for a workshop or kids fun zone 7.4m x 7.4m with full lights and power
- Undercover patio perfect for entertaining
- Family and meals area
- Huge living room
- Freshly painted throughout
- Split system, reverse cycle air conditioning and ducted evaporative air
- Great floorplan with separation of living areas and master retreat
- Central gas stove/pot belly heater
- Ceiling fans
- Built in robes or walk in robes
- Garden shed
- Reticulated easy care gardens
- Grass back yard perfect for family games or pets
- Side access via carport and double gates to backyard. RARE AS HENS TEETH
- Cat door to laundry
- Security doors
- Gas hot plates
- Dishwasher

- NBN connected
- Roller shutter to master bedroom
- Close to playgrounds, parks and transport (Cockburn Central Train station and Cockburn Station)
- Atwell Primary School 600m and Atwell College 860m
- Close to local shops including IGA, South Lakes Shopping Centre and Cockburn Central
- 692sqm Land
- Zoned R15

Call Denita Tana NOW on 0400 207 017 or email [denita.tana@belleproperty.com](mailto:denita.tana@belleproperty.com)

Council rates: \$2,100 p/a

Water rates: \$1,325 p/a