

# 30 Molloy Circuit, Atwell, WA 6164

## House For Sale

Tuesday, 2 July 2024

30 Molloy Circuit, Atwell, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 521 m2

Type: House



Nicola Stacey  
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## All Offers Presented!

All offers presented 16th July 2024, unless sold prior. \*\* The Sellers reserve the right to accept an offer prior to 16th July 2024 \*\*Please email all enquiries to [NicolaStacey@theagency.com.au](mailto:NicolaStacey@theagency.com.au) Welcome to your dream home in Atwell! This stunning 4-bedroom, 2-bathroom residence offers unparalleled convenience with everything at your fingertips. The bus stop is just 300 meters away, Stargate Shopping Centre is a mere 685 meters away, and Atwell Primary School is 820 meters from your doorstep. You'll also find Atwell Reserve only 350 meters away and Atwell College within 780 meters. Step inside to discover a beautifully renovated kitchen featuring elegant stone benchtops, a stainless-steel freestanding oven, and a rangehood. The perfectly placed island bench overlooks the family room, meals area, and backyard, creating an ideal space for entertaining and family gatherings. The home is equipped with ducted evaporative air conditioning, ensuring comfort throughout the summer months. The master bedroom, located at the front of the house adjacent to the lounge room, boasts a private ensuite and a walk-in robe. The three minor bedrooms all come with built-in robes and are conveniently situated near the second bathroom. Outside, you will find a charming dome-shaped patio with extensive paving, perfect for outdoor dining and relaxation. The grassed area offers ample space for children to play or for your furry friend to roam. This home combines comfort, style, and convenience, making it the perfect place for your family to create lasting memories. Don't miss this opportunity to own a piece of Atwell's finest real estate, at an affordable price! I am Nicola Stacey from The Agency, ready to assist you on this journey towards achieving your property dreams.\* Measurements are taken from Google maps and are approximate only.\*\* Home open times are subject to change without notification. Please check the web for the inspection schedule on the day of the home open \*\*Disclaimer: 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.