

**40/5 Bower Drive, Erskine, WA 6210**

Mandurah

**House For Sale**

Monday, 8 July 2024

40/5 Bower Drive, Erskine, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 206 m2**

**Type: House**



Nadine Bakhuizen

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**From \$459,000**

Nadine Bakhuizen from Harcourts Mandurah proudly presents 40/5 Bower Drive Erskine to the market. An exceptional single-level townhouse that epitomizes modern design, comfort & convenience. This home is perfect for those who appreciate refined living. As you step inside a bright ambiance welcomes you. The high ceilings, down lights and ducted air-conditioning create a spacious & comfortable environment throughout the home. The large master bedroom offers a feature window recess, a TV point, ensuite & a generous walk-in robe providing ample storage & a tranquil retreat for relaxation. Complementing the master suite are two sizable minor bedrooms each equipped with built-in robes, ensuring plenty of storage space. The secondary bathroom featuring a bath, shower with glass screen & a separate toilet adding convenience for both family members & visitors. The entire house exudes modern elegance with tiled flooring, painted timber skirting & window sills adding a touch of sophistication. A fresh coat of paint enhances the contemporary appeal creating a clean & inviting atmosphere. The modern kitchen is a chef's delight, featuring stone benchtops & 600mm appliances including an exhaust fan. The kitchen is spacious enough to accommodate a double fridge & seamlessly overlooks the open-plan dining & family area which leads to the alfresco space, perfect for entertaining. The efficiently designed laundry space includes a stainless-steel trough and leads to a large storage room currently used as a study. For your convenience a single garage with a shopper's entrance & an extra parking bay provides secure parking for your vehicles. Situated in a safe complex, this property offers peace of mind and a strong sense of community. Located across from Len Howard Conservation Park, you'll enjoy bushland walking trails and kangaroo sightings at dusk making it an ideal setting for nature lovers. Convenience is key with nearby medical facilities, shopping centres & the estuary frontage. Within the complex, you'll find a function room & a below ground swimming pool allowing you to stay active & refreshed without leaving home. With reasonable strata fees of \$575.60 per quarter, you can enjoy well-maintained communal areas for hassle-free living. Additional Features: Reverse cycle ducted air-conditioning, security screen to front door. Painted timber skirting & window sills, quality tiling, carpets throughout & built in cupboards in the dining area for extra storage. Privacy ensured with only one common wall. Single garage with additional parking bay. Natural gas, NBN connectivity & intercom system. Features Include: • Secure electric gate entrance with 6.00m wide driveway • Stylish front elevation with rendered walls & Cedar finishes • Front timber door with Security screen & high ceilings • Quality tiled entrance to living with painted timber skirting, • Huge master bedroom with WIR, TV points & feature window recess. • Ensuite with large shower with glass screens, vanity & WC • Single garage with shoppers' entrance & 1 parking bay • Open plan living with high ceilings, LED down lights & ceiling fan • Quality kitchen with stone tops, 600ml stainless steel oven, 4 x gas burner cook top, dishwasher, double fridge & microwave recesses • Dining area with private court yard area & built in cupboards • Sliding doors opening to outside northerly alfresco with paved grounds & low care gardens • Bedroom 2 is a great size with built in robe • Bedroom 3 features built in robe • Second bathroom with bath, shower with glass screens & vanity • Second separate WC • Laundry with stainless steel trough and access to store • Linen closet • PLUS a separate 2.00m x 2.00m walk in store, currently used as an study • Freshly painted interiors • Ducted reverse cycle air conditioning • Instantaneous gas hot water system • Privacy ensured with only one common wall • Single garage with extra parking bay • Exclusive access to private swimming pool & clubhouse amenities • Close proximity to transport, local shops, medical facilities, schools & major shopping precinct • NBN connectivity • A secure electronic gated complex & intercom system • Visitor parking within the complex • 120sqm of living • 206sqm block • Built in 2009 • Strata fees of \$575.60 per quarter • Council rates: \$1800.00 PA approx. • Water Rates: \$1228.30 PA approx. Don't miss the opportunity to make this beautifully designed townhouse your new home. Contact Nadine Bakhuizen from Harcourts Mandurah on 0458 345 533 today to arrange a viewing & experience the perfect blend of modern living and natural beauty at 40/5 Bower Drive, Erskine. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquires to verify the information