

# 40 Mottlecah Way, Mirrabooka, WA 6061

Initiative

## House For Sale

Wednesday, 3 July 2024

40 Mottlecah Way, Mirrabooka, WA 6061

**Bedrooms: 3**

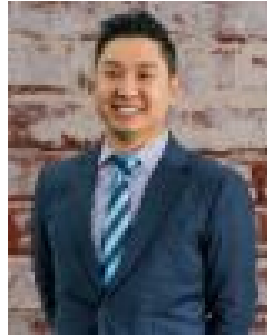
**Bathrooms: 2**

**Area: 580 m2**

**Type: House**



Shabash Khan  
0470601908



John Tran  
0861544700

## All Offers Presented

Step into 40 Mottlecah Way, Mirrabooka-a rare house in the heart of a sought-after neighborhood. This exquisite property features 3 spacious bedrooms, 2 bathrooms, and 3 toilets, ensuring convenience and comfort for all occupants. Elegance meets functionality with finishes and thoughtful elements throughout the home. The living spaces are bathed in natural light, creating an inviting atmosphere perfect for both relaxation and entertaining. Whether you're enjoying a quiet evening in the cozy family room or hosting guests in the spacious dining area, this home effortlessly caters to every occasion. Outside, the garden provides perfect opportunity to gather families for the weekends, ideal for unwinding after a busy week. A covered patio offers the perfect spot for alfresco dining or enjoying your morning coffee while taking in the peaceful surroundings. Located in a prime location, close to schools, shops, and transport links, this property offers not just a home, but a lifestyle. Whether you're looking to move in or invest, this is an opportunity not to be missed. Features:- Prime location at 40 Mottlecah Way, Mirrabooka- 3 bedrooms, 2 bathrooms, 3 toilets- Kitchen with countertops - Spacious living areas filled with natural light- Cozy family room and expansive dining area- Backyard gardens with a covered patio- Ideal for both living and investment opportunities- Close to schools, shops, and transport links- Presented, ready to move in or rent out For more information or to arrange a private viewing, contact Shabash Khan on 0470601908 or email [shabash.khan@harcourts.com.au](mailto:shabash.khan@harcourts.com.au). Don't wait-your dream home awaits! 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 inquiries.