

6 Ellinwood Loop, Meadow Springs, WA 6210



House For Sale

Wednesday, 6 December 2023

6 Ellinwood Loop, Meadow Springs, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Rob Kidnie

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Offers Over \$599,000

Step into opulence with this meticulously designed contemporary home, 183m² of living area constructed in 2016 on 450m² of land and nestled among new residences in the serene Ellinwood Loop, a quiet street within the sought-after Meadow Springs. Boasting an ideal location, this residence is complemented by a large, beautifully landscaped park nearly directly across the road and is just a leisurely stroll away from the enchanting Meadow Springs Quarry Adventure Park, creating an idyllic setting for residents to enjoy. Making the move into Meadow Springs is not just a change of address; it's a lifestyle upgrade waiting to be embraced, making it a perfect family home or a savvy investment opportunity. Explore a suburb that offers everything you need, from quality schools such as Frederick Irwin Anglican School, Assumption Catholic Primary School, Mandurah Baptist College, to a local shopping center with a major supermarket and a variety of specialty stores. All within a stone's throw from the Indian Ocean and Mandurah's inland waterways. ****Key Features:****

- **Four Bedrooms:**** Enjoy spacious living with a master bedroom featuring an ensuite and walk-in robe. All minor bedrooms are generously sized, equipped with mirrored robes. An additional activities/media area provides versatile space.
- **Modern Bathrooms:**** Two stylish bathrooms complement the contemporary design of the home.
- **Open Plan Living:**** Bask in the abundance of natural light flooding the main living areas, adorned with tiled flooring. The open-plan layout seamlessly integrates a stunning chef's kitchen with Caesarstone benchtops and stainless steel appliances, including a dishwasher.
- **Additional Spaces:**** The residence offers a dedicated study, a media room, and an alfresco area for versatile living.
- **Climate Control:**** Stay comfortable year-round with a reverse cycle split system air-conditioner.
- **Double Garage:**** Benefit from the convenience of a double garage for secure parking with extra height for 4x4's and the easy access of a shoppers enter.
- **Low Maintenance Outdoor Living:**** The paved outdoor areas are surrounded by thriving established gardens with reticulation, ensuring a hassle-free and low-maintenance lifestyle.
- **Prime Location:**** Situated in the esteemed Meadow Springs, this property is within minutes of the Meadow Springs Quarry Adventure Park, offering a perfect blend of tranquility and convenience. City commuters are only minutes away from Lakelands and Mandurah railway station and the freeway to Perth, ensuring a smooth journey to work or leisure activities. The Marina and numerous beaches are also within easy reach, providing the perfect blend of urban convenience and coastal serenity.
- **Investment Potential:**** Whether you're looking for an ideal family home or a set-and-forget investment, this property is poised to deliver both comfort and value.

Tenanted until 15/07/2025- Current Rent: \$520/week
Future Rent Increases:- \$546 on 16/1/2024- \$573.30 on 16/7/2024- \$601 on 16/7/2025- Rates: \$2200- Water: \$1459

****Don't miss the opportunity to make this luxurious residence your own or add it to your investment portfolio. Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.**