

6 Merley Way, Parkwood, WA 6147

CENTURY 21

House For Sale

Thursday, 4 July 2024

6 Merley Way, Parkwood, WA 6147

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 703 m2

Type: House



Damian Miller

0894932221

END DATE SALE

***** END DATE SALE: Offers close at 5pm on Monday, 22 July 2024 unless sold prior. *****Nestled on the corner of a quiet court off Merley Way, this charming property boasts the luxury of two street frontages and a spacious 703 sqm block. Whether you're dreaming of expanding your property portfolio or just looking for a place to call home, this property offers abundant possibilities. With subdivision potential* to demolish the existing home and unveil two separate lots with the possibility of each having their own street access and allowing you to maximise the block's value. Step inside this delightful 3-bedroom, 1-bathroom home to discover an airy living area is bathed in sunlight, thanks to its large corner windows, creating a warm and inviting space. The dining area, with its unique arch windows and sliding door to the backyard, is perfect for both intimate dinners and lively gatherings. The galley-style kitchen, complete with a built-in breakfast bar, provides uninterrupted views of the lush backyard, making morning coffees and meal prep a joy. Bedrooms 1 and 2 feature ceiling fans for added comfort, while Bedroom 3 stands out with its full-length sliding robe and sleek, timber-look flooring. The well-appointed bathroom includes a bath and separate shower, complemented by a conveniently separate toilet. Ducted evaporative air conditioning ensures year-round comfort throughout the home.

FEATURES: * Corner location with two street frontages * Spacious 703 sqm block with subdivision potential * 3 bright bedrooms, 1 well-appointed bathroom * Airy living area with large corner windows * Charming dining area with unique arch windows * Galley-style kitchen with breakfast bar and backyard views * Ceiling fans in Bedrooms 1 and 2; sliding robe in Bedroom 3 * Ducted evaporative air conditioning * Separate toilet for convenience

Outside, the property continues to impress. A lovely porch/verandah wraps around the front of the home, perfect for enjoying morning tea or evening sunsets. The double gates on the side provide easy access to the backyard, where a generous paved patio/pergola invites outdoor relaxation amidst a leafy setting. The single garage, secured behind a roller door, includes a workshop area ideal for hobbies or gardening projects. The location is a winner, too. Just a short stroll to Lynwood High School and Parkwood Primary School, with easy access to High Road and the nearby Riverton Forum for all your shopping needs. For leisure, the Whaleback Golf Course is close by, perfect for a leisurely round on the weekends. The potential here is as vast as your imagination, waiting to be transformed into your dream home or next great investment. For more information and inspection times contact: Agent: Damian Miller Mobile: 0432 825 563

PROPERTY INFORMATION Council Rates: \$406.46 per qtr Water Rates: \$286.29 per qtr Block Size: 703 sqm Zoning: R20 Build Year: 1974 Dwelling Type: House Floor Plan: Available

*Any reference to development potential is subject to planning and approval by relevant authorities. Potential Buyers are encouraged to make their own enquiries in relation to any intended plans for future development of this site.

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