

# 6 Reserve Dr, Mandurah, WA, 6210

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PROPERTY

## House For Sale

Sunday, 8 September 2024

6 Reserve Dr, Mandurah, WA, 6210

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House



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## Renovated home & brand new granny flat

Welcome to your dream home in the coastal city of Mandurah, where modern living meets timeless charm. This exceptional property sits on a massive 1,014 sqm lot and features a fully renovated 4 bedroom, 2 bathroom home and a brand-new 2 bedroom, 1 bathroom granny flat. With only a few original details, the main house has been meticulously transformed into a contemporary haven that offers the perfect blend of comfort, style, and functionality.

Whether you're looking for a spacious family residence, a multi-generational living solution, or an income-generating investment, this property is designed to meet your needs and exceed your expectations. The renovation has breathed new life into the property, offering you a fresh start in a home that is mostly brand new. The home has been fully insulated, ensuring year-round comfort, while the modern floor plan is designed to accommodate the needs of today's busy families.

Each of the four bedrooms is generously sized, offering plenty of space for rest and relaxation. The master suite is a true retreat, featuring its own reverse cycle split system for personalised climate control. A stunning and spacious ensuite complete with a deep soaking freestanding bath. The main bathroom is well equipped and is positioned perfectly for servicing guests and the remaining bedrooms. The newly constructed minor bedrooms feature robe spaces, plush carpet and curtains and are connected via a convenient activity/games room, perfect for the kids to have their own space.

The kitchen is well appointed and seamlessly flows into the open-plan dining and living area, which are bathed in natural light and offer the perfect setting for family gatherings or quiet evenings at home. Vinyl plank flooring runs throughout these areas, providing a durable and easy-to-clean surface that complements the home's modern aesthetic.

Step outside into your expansive yard, where endless possibilities await. The large alfresco area is perfect for outdoor dining and summer barbecues, while the spacious lawn offers plenty of room for children to play or for you to create the garden of your dreams. Also featuring side access, bore reticulation, freshly laid lawn, a garden shed, sun bathed front portico and the brand new 7m x 7m garage with extra height.

Another standout feature of this property is the brand-new 70 sqm granny flat, a rare find that offers incredible flexibility. Whether you're looking to accommodate extended family, create a home office, or generate extra income, this self-contained unit has you covered. With two bedrooms, a bathroom, and its own reverse cycle split system, the granny flat is just as comfortable and stylish as the main house. The separate power metre adds an extra layer of convenience, making it easy to manage utilities.

Location is everything, and this property delivers on that front too. Situated in a central location being conveniently close to all the amenities you need. Schools, shopping centers, train stations, and parks are all within easy reach, making this the ideal spot for families, professionals, and retirees alike. Whether you're commuting to work, doing the school run or enjoying a day at the beach, everything is just a short drive or walk away.

### Key Features:

- Practically brand new 4 x 2 home plus 2 x 1 granny flat
- 1014 sqm of land, freshly laid lawn with bore reticulation
- 4 x split system air conditioning units throughout
- Fully insulated walls and ceiling for energy efficiency
- 7m x 7m garage with extra height & automatic door
- Upgraded to underground power and separate meter to granny flat
- Conveniently located to all amenities, train, shops, schools

This property is more than just a house; it's an opportunity to embrace a new way of living. With its spacious lot, modern amenities and potential for rental income, it offers something for everyone. Contact Meagan from Team Miles to arrange your inspection or head along to the advertised home opens and take the first step toward making this yours today.

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