

7/19 Mell Road, Spearwood, WA, 6163

ACTON

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PROPERTY

House For Sale

Wednesday, 14 August 2024

7/19 Mell Road, Spearwood, WA, 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Seaside serenity: effortless coastal living awaits!

Closing date Sale

All offers presented by 5pm 28th August 2024

Seller reserves the right to sell prior

Price guide: Offers from \$699,000

Discover effortless living in this conveniently positioned home, just a stroll away from sought-after beaches, lush parks, charming cafes, reputable schools, medical facilities, and bustling shopping hubs. Boasting exceptional value, this locale is gaining popularity among astute buyers. Catering to diverse lifestyles, from families to downsizers and professionals, this residence offers:

- 3 bedrooms, including a master retreat with a walk-in robe and ensuite
- 2 bathrooms
- Expansive open plan kitchen and living with seamless access to the outdoors
- Well-appointed kitchen and dining space featuring gas appliances, breakfast bar, and ample storage
- Outdoor alfresco zone for relaxed entertaining, with ample lawn for kids or pets to play
- Split system air conditioners
- Security screens ensuring peace of mind
- Double garage with extra storage space
- Additional car parking space to front of property
- 8 minute walk to Coogee Beach, 1 minute walk to Coogee Plaza and 10 minute walk to cafes
- Council rates: \$1,824.87 per annum, water rates: \$1,263.14 per annum, strata rates: \$336.64 per quarter

Situated just moments from Coogee Plaza, pristine beaches, with easy access to shopping centre's and educational institutions, including St Jerome's, Newton Primary School and Spearwood Alternative School. Embrace the coastal lifestyle and convenience of this 279sqm Survey Strata block with minimal strata levies. Experience the best of both worlds with this delightful home in a prime location.

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