

# 7 Drammen Elbow, Merriwa, WA 6030



## House For Sale

Tuesday, 25 June 2024

7 Drammen Elbow, Merriwa, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



Jessie Nguyen  
0470442569



Raman Walia  
0470442569

**From \$650,000**

Welcome to your dream home! Perched on an elevated hilltop in the heart of Merriwa just a stone's throw away from the picturesque shores of Quinns Beach and Mindarie Marina - sits this freshly renovated 4 bedroom, 2 bathroom property. Surrounded by cascading trees and sweeping views, this beautifully presented home is imbued with coastal charm and charisma. Upon entering the formal lounge, one can feel natural sunlight beaming through the expansive French windows. The understated neutral colour palette of the freshly painted walls complement the warm earthy floorboards exquisitely, transporting you to the open planned kitchen and living area. No expense was spared on the bedrooms which are fully equipped with LED downlights and brand-new plush carpet. The super spacious contemporary kitchen overlooks the large family meals and living area, completed with the comfort of reverse-cycle air conditioning. But the impressive amenities don't just stop there - this house also comes with added security cameras and a 5kw solar panel system, reducing your energy costs and overall environmental footprint. If you love spending time outdoors, you'll be delighted to find a backyard oasis complete with a large side patio area overlooking the hills - perfect for relaxing with a glass of champagne on a warm summer evening. Imagine spending your weekends hosting BBQs with friends and family in this stunningly manicured backyard. This house truly has it all - a perfect blend of comfort, convenience, and luxury. Don't miss your chance to make it yours and start living your best life today! Call Jessie Nguyen on 0401202995 or Raman Walia on 0470442569 to enquire. The Residence - 585sqm elevated rectangular block - 144sqm double brick and tile construction - 1995 build, freshly renovated in 2024 - 4 bedrooms, 2 bathrooms - Double garage with drive through access - Large master suite with WIR - Generous secondary bedrooms with BIR - Quality stainless steel fittings & fixtures throughout - Large open plan kitchen with ample storage - Spacious open plan living and dining areas - Reverse cycle air-conditioning to master bedroom - Reverse cycle air-conditioning to main living areas - Timber laminate floorboards to main living areas - Freshly installed quality carpet to all bedrooms and formal lounge - Freshly repainted interior in neutral tones - New energy efficient LED downlights throughout Additional Features - 5KW energy efficient solar panels - Security camera system - Paved outdoor entertainment area with festoon lighting - Expansive front and rear yards with freshly manicured garden beds - Garden and tool shed to rear - Elevated views from backyard Rates and Fees - Council rates: \$1900 pa - Water rates: \$1040 pa - Strata fees: \$0 pa