

**8 Prion Lane, Erskine, WA 6210**

Mandurah

**House For Sale**

Saturday, 29 June 2024

8 Prion Lane, Erskine, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



Keith Prevost  
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## From \$599,000

Discover the ideal property in Erskine, perfectly suited for downsizers, first-time homebuyers or investors. This charming residence offers a blend of comfort and practicality with multiple living spaces that cater to various lifestyle needs. Enter through the laneway at the back of the home and step into your new perfect downsizer. The well-equipped kitchen, features an extensive scullery and walk-in pantry, providing ample storage for all your kitchen essentials. The kitchen also features a double fridge recess, space for a dishwasher, a 5-burner gas stove, 900mm appliances and a convenient breakfast bar for casual dining and entertaining. The main living areas include a cosy dining area, a spacious main living room and a separate lounge room, offering plenty of space within the home. The master suite is a true highlight, offering serene park views that create a peaceful retreat. The open walk-in wardrobe features two separate wardrobe spaces, leading into the ensuite. The ensuite is elegantly designed with a single vanity, a glass-enclosed shower and a separate toilet for added privacy. Two additional bedrooms provide comfortable accommodations, each with built-in wardrobes to keep your belongings organized. The main bathroom is designed for relaxation, featuring a deep bathtub, a single vanity and a shower. Outside, you'll find a delightful sitting area surrounded by low-maintenance gardens, perfect for enjoying your morning coffee or evening tea. The front of the home opens up to a charming porch area, where you can take in the natural beauty of the park. Additional Features:

- High ceilings throughout the home
- Modern light fittings
- Garden views from the Master bedroom and lounge room
- Ducted reverse cycle air conditioning
- Spacious laundry with sliding door linen cupboard

Whether you're looking to downsize, purchase your first home, or invest in a promising property, this home has everything you need and more. Contact Keith Prevost today on 0415 688 379 to arrange a viewing of this beautiful home. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.