

**8B Coppercups Pl, Halls Head, WA, 6210**



**Sold House**

Saturday, 17 August 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Theo Alexandrou  
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## **Peaceful and well-located, easy care rear duplex**

This easy care stand alone duplex offers a great sense of privacy, situated at the rear and down the end of a quiet cul-de-sac, the location is fantastic! Even more fantastic is the fact there are NO STRATA FEES! The property is walking distance to Halls Head College and just a short drive from both the Estuary and walkways or pristine beaches.

As you enter the front door of the home, there is a privacy wall which also separates the dining area from the lounge area. The open plan lounge, dining and kitchen flow from the entrance and feature an abundance of natural light and neutral tones. Wood look flooring features throughout the home, offering a low maintenance and easy care lifestyle. You'll be cool in summer and toasty in winter, with a reverse cycle split system air conditioner in the dining area, which will cool and heat the lounge and kitchen too.

The kitchen boasts an abundance of bench space and good cabinetry, it features an electric oven with gas cooktop and the sink area overlooks the garden to the rear.

Via sliding glass doors, the dining area opens onto the undercover alfresco area for year round entertaining. With paving to the yard and elevated garden beds which wrap around the whole property, the high fences offer a tranquil entertaining area and a sense of privacy. The backyard also features a garden shed for the gardening enthusiasts and the home has solar panels to save on electricity costs.

Down the hallway you will find the spacious master bedroom, featuring a reverse cycle split system air conditioner and ample hanging space with a three door built in robe. The main bathroom can also be accessed from the master bedroom, offering a semi-ensuite, it features a separate bathtub and stand alone shower. The two guest bedrooms both have easy care woodlook flooring and built in robes. All three bedrooms feature roller shutters for extra security and privacy.

There is plenty of parking on offer with a separate driveway to the front property, with an extra paved car bay off to the side of the driveway, directly in front of the home.

To arrange your private inspection call Theo Alexandrou, Selling Director of Ray White Mandurah today on 0468 765 205.