

# 9 Sanderling Way, Erskine, WA 6210

Mandurah

## House For Sale

Saturday, 29 June 2024

9 Sanderling Way, Erskine, WA 6210

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 500 m2

**Type:** House



Keith Prevost  
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## Offers From \$699,000

Welcome to this high-quality home in Erskine, perfect for a large or growing family or as an exceptional investment property. As you step through the impressive glass window door, you're greeted by a grand entrance with extra high ceilings that set the tone for the spacious environment that awaits. The main living area seamlessly integrates the dining area, living room and a theatre room that can be closed off with doors for added privacy. The kitchen is a standout feature, featuring quality stone benchtops, 900mm appliances, an induction cooktop, black tapware, a Bosch dishwasher, a double fridge recess and a breakfast bar. A unique addition is the chalk paint wall with a fixed frame, perfect for jotting down your shopping list. In addition to the kitchen, there is a spacious scullery area, providing convenience and additional storage. This versatile space offers a partially blank canvas, allowing you to create a mudroom, study area or expand the existing scullery to suit your needs. The oversized master bedroom features an open walk-in wardrobe with potential for a 'his and hers' section, or one side can remain with the modern sliding door over the wardrobe while the other side becomes a dressing room area. Enjoy access to the backyard directly from your master suite. Leading through the wardrobe is your new favourite part of this home—the ensuite. This ensuite has been meticulously designed with floor-to-ceiling tiles, an open waterfall shower with a built-in bench, a double vanity with ample storage space and a separate toilet for privacy. All minor bedrooms are extra-large, providing plenty of space and comfort. There is also a large activity room, perfect for a home study or an extra living area for the kids. The main bathroom continues the home's theme of quality, featuring a single vanity, a long bathtub, black tapware and a glass-enclosed shower with matte black trimming. Step outside to the backyard, where the alfresco area is perfect for entertaining or enjoying meals outdoors during the warmer months. A tranquil water feature and a large grass area provide a serene environment for pets and children to play. Additional Features: • 4.5m side access, extra high double garage • 14KW Ducted reverse cycle air conditioner • Quality black tapware throughout the home • High ceilings throughout This Erskine home offers a blend of modern luxury and practical living spaces, making it an ideal choice for families and investors. Contact Keith Prevost today on 0415 688 379 to arrange an inspection of this stunning property. 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.