

**9A Volute Place, Mullaloo, WA, 6027**

**LISTED**

**House For Sale**

Sunday, 8 September 2024

9A Volute Place, Mullaloo, WA, 6027

**Bedrooms: 5**

**Bathrooms: 2**

**Type: House**



Jonathan Alsford

0401907725

## Relaxed Coastal Vibes!

From the moment you step foot inside this stylish and versatile 5/6 bedroom 2 bathroom single-level home you will be in awe of its beachy feel and a stunning sense of flow that helps bring the outside in. Complementing a flexible floor plan that can be set up any which way you like is a tranquil cul-de-sac setting where sensual sea breezes filter through your front door and where only the sounds of chirping local birdlife can be heard. The secure yard is surprisingly spacious and beautiful Mullaloo Beach is only walking distance away, along with its fantastic coastal amenities – inclusive of the ever-popular Swell, the revamped Mullaloo Beach Hotel and picturesque Tom Simpson Park, overlooking the crystal-clear Indian Ocean waters. It's time to put your feet up and enjoy modern low-maintenance "lock-up-and-leave" living, on your own terms!

### WHY YOU SHOULD BUY ME:

- A unique floor plan that boasts both a 5th bedroom – or potential study/home office – and a large separate lounge (or theatre) room that has a single door for privacy and can easily be converted into a possible 6th bedroom, depending on what your family's personal needs are
- A huge front master suite with a "his and hers" walk-through wardrobe, leading into a generous ensuite bathroom that comprises of a shower, stone vanity and a toilet
- A front 2nd bedroom with a built-in robe, as well as spacious 3rd and 4th bedrooms – with BIR's of their own
- A sleek, white and stylish main family bathroom with a shower, separate bathtub and a stone vanity bench top to keep with theme
- An expansive and functional L-shaped open-plan family, dining and kitchen area at the back of the house, nestled behind a single door whilst playing host to sparkling stone bench tops, a breakfast bar, double sinks, a storage pantry, a white Bosch dishwasher and 900mm-wide stainless-steel range-hood, five-burner Westinghouse gas-cooktop and Westinghouse-oven appliances
- Seamless outdoor access from the dining space, to a serene alfresco-entertaining deck at the rear, extending to further decking and a separate Bali-style thatched gazebo for extra room on those special occasions
- A huge easy-care backyard dominated by artificial turf and more side decking off the laundry, whilst also comprising of a massive storage shed that is almost the size of some studio apartments
- Designated driveway parking space for up to four (4) cars, at the front of the property

### WHAT THE FUTURE HOLDS:

- Living a relaxed lifestyle within metres of lush green parks, Mullaloo Village and its 24/7 IGA supermarket and close to the Mullaloo Surf Life Saving Club, as well as a host of coastal cafes and restaurants
- Cul-de-sac serenity, in close proximity to shopping and entertainment at the impressive Westfield Whitford City complex, Mullaloo Heights Primary School, local sporting facilities, St Mark's Anglican Community School, Hillarys Boat Harbour, the new Hillarys Beach Club, public transport, the freeway and a whole lot more

### OTHER FEATURES:

- Light, bright and tiled laundry with a stone bench top, under-bench storage and a separate 2nd toilet
- Linen press
- Natural concrete floors
- Ducted and zoned reverse-cycle air-conditioning
- Down lights
- White plantation window shutters
- Security-door entrance
- Reticulated easy-care gardens and trees
- Lockable external side storeroom
- Side-access gate
- 432sqm (approx.) Green Title block

### DISTANCE TO:

- 2 Mullaloo Village – two minutes or 500 metres (approx.)
- 2 Charonia Park – three minutes (800 metres)
- 2 Mullaloo Heights Primary School – three minutes (1.1 kilometres)
- 2 Mullaloo Beach and Tavern – four minutes (1.7 kilometres)
- 2 Westfield Whitford City Shopping Centre – seven minutes (2.8 kilometres)
- 2 St Mark’s Anglican Community School – eight minutes (2.8 kilometres)
- 2 Whitfords Station – 10 minutes (5.0 kilometres)
- 2 Hillarys Boat Harbour – 11 minutes (6.3 kilometres)
- 2 Perth CBD – 27 minutes or 25.4 kilometres (approx.)

This information is for general guidance only, no warranty or representation is made as to its accuracy and should not be relied upon by any interested buying parties nor can the agent or seller be held liable or accountable for any details provided.