



40 Grandmere Parade, MEADOW SPRINGS, WA 6210

LARGE Family Home Situated in a Prestigious Pocket of Meadow Springs!

Located in the exclusive Signature Circle Private Estate, this beautifully presented residence offers plenty of room for the whole family.

Featuring 5 big bedrooms, 2 bathrooms, a well-appointed kitchen with heaps of bench and storage space, multiple living spaces consisting of a large open plan family living area with an adjoining games room and a large theatre room with a screen and projector, perfect for movie nights!

This stunning home is also complimented by an amazing outdoor entertaining area, low maintenance reticulated gardens and a spacious backyard, perfect for the kids and fur babies to play and run free.

This beautifully maintained home is packed with quality features and is well worth your inspection.

Ideally located within a short distance of shopping facilities, schooling, public transport, beautiful parklands and pristine beaches.

TYPE: Sold

INTERNET ID: 300P106075

SALE DETAILS

Offers from \$599,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Tony Ansara
0410 107 787

Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available.

Property Features

Year built 2005

Lot size 743m2*

5 Large Bedrooms (Huge master suite with his and her robes, Hotel style ensuite with spa bath and separate water closet, Large minor bedrooms with built-in robes)

2 Bathrooms

Well-appointed kitchen with heaps of bench and storage space

Large open plan family living area with an adjoining games room

Theatre room with Projector and Screen

Ducted evaporative air-conditioning

Shopper's entry

Large laundry with a walk-in linen

Gabled patio entertaining area

Low maintenance reticulated gardens

Garden shed

Double car garage plus heaps of parking space or room for a boat or Caravan

Location Features

Nearest bus stop (Mandurah Rd Before Karinga Rd) 700m*

Meadow Springs Shopping Centre 1.3km*

Meadow Springs Golf & Country Club 1.5km*

San Remo Foreshore 1.6km*

Kwinana Freeway Entrance 4.8km*

Mandurah Train Station 6.2km*

Mandurah Foreshore 6.4km*

Mandurah Forum 6.7km*

Perth 66.8km*

Schools

Oakwood Primary School 1.3km*

Lakelands Primary School 2.3km*

Meadow Springs Primary School 2.2km*

Madora Bay Primary School 3.7km*

Coastal Lakes College 3.2km*

John Tonkin College 4.5km*

Mandurah Baptist College 2.2km*

Frederick Irwin Anglican School 4.1km*

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements and distances are approximate only and marked with an (*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 743.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2







