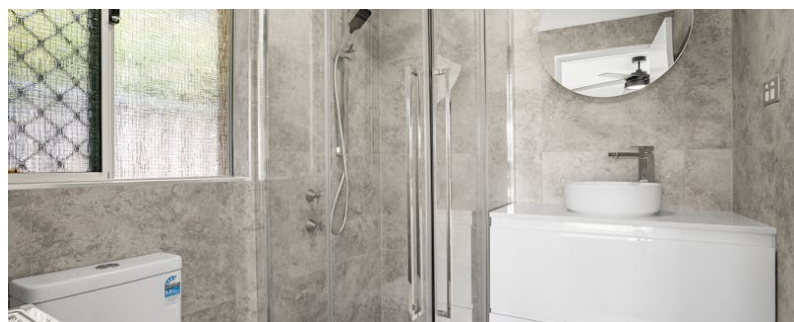




## 3 Sunderland Close, GREENFIELDS, WA 6210

### FULLY RENOVATED FOR PREMIUM FAMILY LIVING

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Surrounded by quality family homes and placed within a peaceful cul-de-sac setting, this fully renovated 4 bedroom, 2 bathroom residence occupies a spacious 720sqm block, with endless added extras, and complete comfort throughout. The gardens have been meticulously created to ensure something for everyone, with a choice of outdoor living beneath the large patio or around the purpose built firepit, while the backyard is a child's paradise, with plenty of lawn and your very own sandpit. For the vehicles, you have a secure carport, and a choice of hardstand, that's ideal if you have a boat, caravan or additional vehicles to store, while inside, the light and bright interior overflows with living options, with quality updates and upgrades throughout.

A lengthy driveway extends to the double carport with roller door, while a large hardstand sits to the front of the home, before your inviting garden, with a limestone wall separating the area from the street. Your second hardstand is nestled to the side of the carport, ensuring ample parking potential, while a range of greenery and easy care synthetic lawn ensures an appealing entry into the home. A light filled lounge awaits to the front, with the timber laminate flooring that extends throughout the property and a

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P187563

#### SALE DETAILS

**Motivated Seller. Must be Sold!**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**David Parlor**  
0412 734 727

cooling ceiling fan, with a study or home office space placed just beyond, including an in-built corner desk and open shelving. Your generous master suite also sits to the front of the home, with a large window to enjoy those garden views, and plenty of space for a seating area within, while another ceiling fan ensures your well-being, with a walk-in robe and fully renovated ensuite with floor to ceiling tiling, a glass shower enclosure, vanity and WC.

Your three minor bedrooms occupy a peaceful position within the home, and surround the fully equipped and updated family bathroom, with all bedrooms furnished with ceiling fans and built-in robes. The family living zone completes the interior, with the spacious design allowing for a range of layouts and uses, with more than enough room for living and dining within, while a feature recessed ceiling and direct patio access ensure complete comfort throughout. The kitchen is an absolute showstopper and is ideal for entertaining with its large central island bench for gathering around, with an in-built 900mm oven, induction cooktop and rangehood, plus plentiful cabinetry and counterspace, and a walk-in pantry/scullery. A large patio sits to the rear of the residence and extends around the side, allowing a multitude of opportunity for outdoor dining and relaxation, with a combination of both synthetic and real lawn to ensure plenty of space to play, with a dedicated and sunken area for the firepit and a sandpit included, while a border of greenery offers a peaceful and private setting to relax.

Located perfectly for family convenience, you have a choice of educational facilities nearby, along with extensive retail options and plentiful parkland. The train station is easily within reach for a trouble free commute, with access to the Kwinana freeway, various road links and bus connections also nearby, while Mandurah itself overflows with retail, dining and recreational opportunity, along with the many breathtaking beaches and waterways to explore.

Other features of the property include:

- Renovated family bathroom with a bath, glass shower enclosure and vanity, with full height tiling for a luxe effect
- Stone benchtops to the bathrooms
- Laundry with linen closet and direct side access for drying
- Separate 2nd WC
- LED downlighting throughout
- Reverse cycle air conditioning unit to the main living area
- Gas bayonet point
- Gas storage hot water system
- 5kW solar panel system with 15 panels
- 3m x 3m garden shed
- Automatic reticulation throughout
- Garden access via the carport

Contact David Parlor today on 0412 734 727 to arrange your viewing.

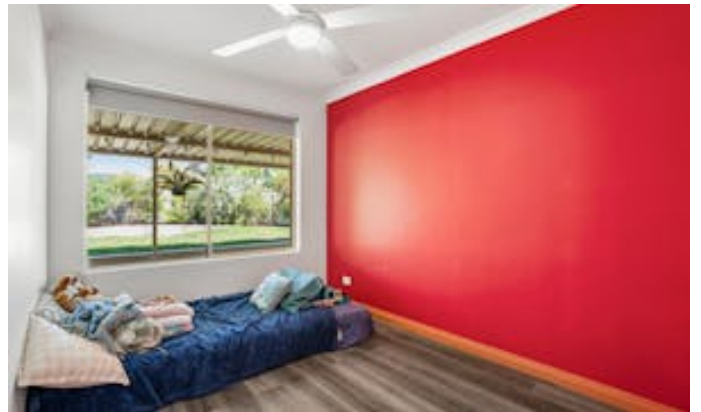
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 720.00 square metres
- Building Area: 174.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2











## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

3 Sunderland Close, Greenfields