



114 Quartermaine Boulevard, MANDOGALUP, WA 6167

IMMACULATE AND OVERSIZED FAMILY LIVING, WITH A SPARKLING POOLSIDE RETREAT

Built in just 2024, this near new property was designed with absolute care and attention across every single detail, whilst benefitting from a wealth of premium inclusions and sought after additions throughout. Situated directly facing a large parkland within this vibrant and growing community, the home offers a whopping 6 bedrooms, and 3 bathrooms, with the 237sqm floorplan spanning a choice of living options within, including a spectacular kitchen to the heart of the home, and a separate scullery for a seamless finish. A dedicated theatre room provides complete family comfort, while your open plan living and dining space leads directly to the alfresco for an uninterrupted flow between. And moving outside, the 450sqm block has been beautifully manicured to create a minimal upkeep lifestyle, providing you with plenty of time to relax within the sparkling below ground pool, or entertain friends and family across the inviting backyard.

Perfectly placed with the vast Apsley Park just across the road, you have extensive greenspace, play equipment and even a pump track to enjoy, while an enclosed dog park and adventure playground are easily within walking distance. Ideal for families, professionals or investors, the local area offers easy access to a choice of schooling and childcare, with road and public transport links to the CBD or surrounds, and a variety of retail and dining options all close at hand, ensuring absolute convenience and a central setting to call home.

TYPE: For Sale

INTERNET ID: 300P190412

SALE DETAILS

Offers From \$1,300,000

CONTACT DETAILS

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

Bernie Egan
0433707633

Features of the home include:

- Spacious master suite to the rear of the residence, with sliding door access directly to the alfresco and pool, with a large walk-in robe, and a luxurious open ensuite including dual vanities, a walk-in shower and private WC, with floor to ceiling tiling for a premium finish
- 2 minor bedrooms placed privately within their own wing, with picturesque wainscoting to the walls, carpet to the floor and double built-in robes to both
- Secondary bathroom with a glass shower enclosure, vanity and WC, placed between bedrooms 2 & 3
- 3 further bedrooms within a separate section to the front of the home, all carpeted to the floor, with built-in double robes for storage
- Family bathroom with a glass shower enclosure, bath and vanity
- Separate powder room with a vanity and WC within the minor bedroom wing
- Dedicated laundry, with stone benchtops and ample cabinetry included
- Sensational kitchen, with extensive fully fitted cabinetry, integrated appliances including dual wall ovens, a gas cooktop and rangehood, and stone benchtops throughout, including to the sweeping island bench with a waterfall edge
- Scullery nestled beyond the kitchen, with the same cabinetry and counterspace, and a secondary sink
- Vast open plan living and dining area, with stacking doors to the alfresco and an outlook across the pool, with floor to ceiling sheer window coverings and tiling to the floor
- Separate theatre space, ideal for family movie nights, with soft carpet underfoot and feature timber paneling
- Smart entry into the home and your tiled foyer with walk-in storage
- High ceilings for a spacious design
- Reverse Cycle Ducted air conditioning throughout
- Sheltered alfresco under the main roof, with modern paving, downlighting and an elevated ceiling height, offering plenty of space to entertain guests
- Glistening below ground pool, with glass fencing to the surround for peace of mind, and a raised bed of tropical plant life for a resort like feel
- Striking street appeal with beautiful, exposed brickwork to the facade and a sheltered portico entry
- Solar panel system for efficiency
- Double remote garage for the vehicles

Offering a truly unique design, and more than enough space for even the largest of families, this exceptional home combines a premium design, with complete flexibility across the living spaces and bedrooms, creating a layout that can be utilised in a multitude of ways, and to suit a variety of families. While the parkside location ensures a welcoming appeal, with plentiful greenspace to explore, and all the day to day essentials close at hand for a convenient setting to call home.

Contact Bernie today on 0433 707 633 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.

Buyers Note: 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 450.00 square metres
- Building Area: 237.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- Double garage









