



## 4/16 Bathurst Street, MIRA MAR, WA 6330

### Private Peaceful & Perfectly Positioned

This lovely, freestanding brick and tile unit, tucked well away from the road at the end of a group of just four, is like a well-kept secret.

It's a surprisingly spacious and sunny home, with an abundance of storage, excellent security and everything in place for a comfortable, easy and rewarding lifestyle.

The location is perfect for a wide scope of buyers, from singles to smaller families. Cull Park is almost opposite, primary and high schools are just up the road, and town is only 1.5km away.

There's even space for parking the caravan, making it an ideal lock-and-leave for owners migrating north for winter.

Several windows in the open living space make this a warm, welcoming room. At the front is the lounge flowing through to the dining area, then the kitchen with a corner pantry, gas cooking and ample workspace. A big air conditioner ensures year-round comfort.

**TYPE:** For Sale

**INTERNET ID:** 300P193256

**SALE DETAILS**

**Offers above \$600,000**

**CONTACT DETAILS**

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Tommie Watts**  
0476 514 921

On the other side of the entrance hall are the three bedrooms. The master is a queen-sized room with three built-in robes, each with shelving and hanging space.

This room accesses the semi-en suite bathroom complete with bath, walk-in shower, vanity and toilet.

The other two bedrooms are both doubles, also with good built-in robes.

Further down the hall is a sizeable linen press, then the laundry, with stacks of cupboards and a second toilet.

Carpet is fitted in the living areas and bedrooms. DÃ©cor, blinds and tiling are in great shape and all external doors have security screens.

Glass doors from the lounge open onto a delightful, paved and fenced back yard with a gazebo looking onto pretty garden beds featuring camelias, roses and cottage plantings.

There's a rainwater tank, a toolshed and plenty of options for growing vegetables and herbs.

At the front is a carport and a second vehicle space besides â## in addition to the caravan spot.

In a desirable neighbourhood, this well-maintained home is beautifully presented, and there are no strata fees or levies to consider â## perfect!

#### Key Features:

- Comfortable, secure brick and tile unit
- Private location at end of group of four
- Sunny, air-conditioned lounge and dining area
- Kitchen with pantry, gas cooking
- Queen-sized main bedroom with three built-in robes
- Two double rooms with big robes
- Semi-ensuite bathroom with bath, walk-in shower, vanity, toilet
- Laundry and second toilet
- Abundant storage
- Private, paved back yard with gazebo, garden beds, rainwater tank, toolshed
- Carport, second car space and room for caravan
- 1.5km from town, walk to park, schools and coffee shop

This unit is on a 'strata plan' some common property but with no fee's or levies.

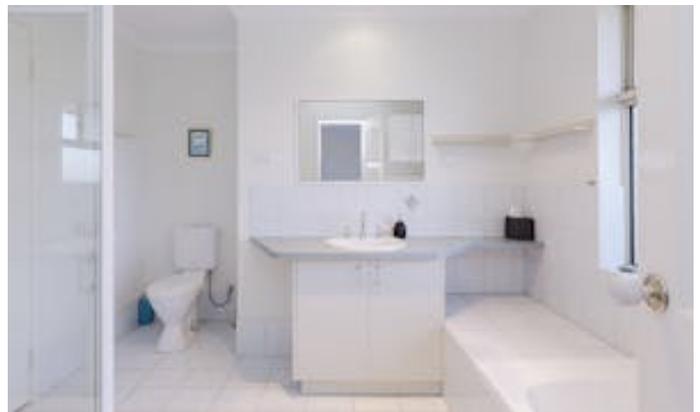
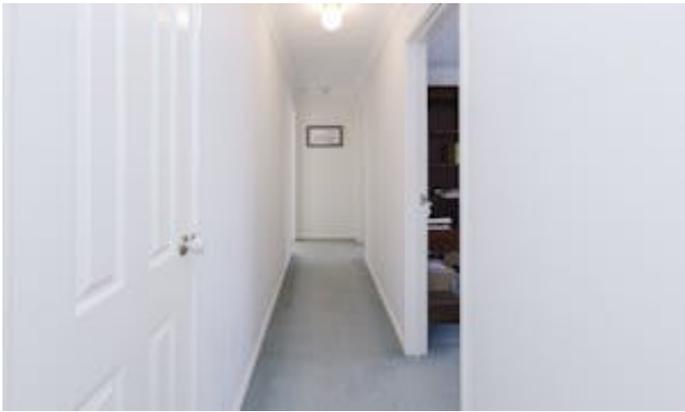
Exclusively represented by Tommie Watts of Elders Real Estate.

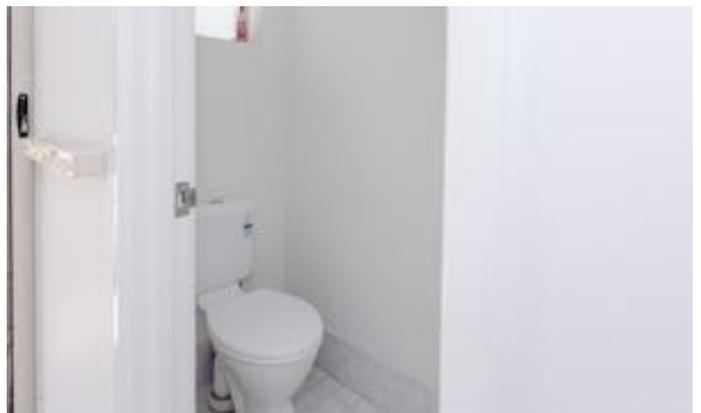
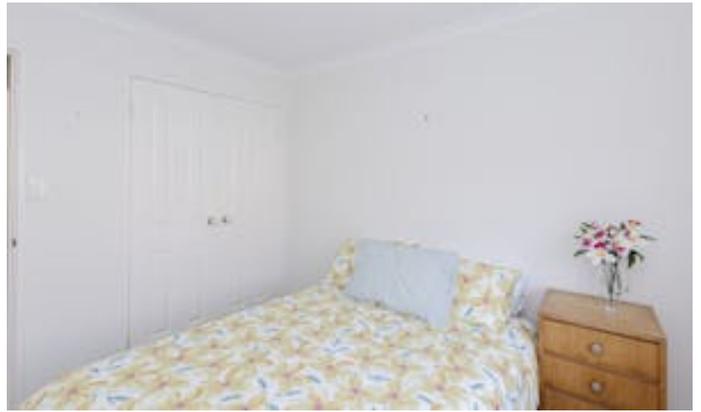
For further details or to arrange a private inspection, contact 0476 514 921.

Other features: Carpeted, City Views, Close to Shops

- Land Area 338.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport
- Ensuite











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.