



34 Mosedale Loop, WAIKIKI, WA 6169

EXCEPTIONAL FAMILY HOME, WITH STUNNING GARDEN SURROUNDS AND GATED SIDE ACCESS

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.

Offering an immediate street appeal the stunning gardens have been landscaped to both the front and back to provide a peaceful haven setting, with lush lawn, manicured plant life and a variety of added extras to enjoy throughout. The 630sqm block has been expertly created to ensure full use of the space, with side access to the sweeping backyard and a choice of peaceful alfresco for uninterrupted entertaining and access between. The residence provides a beautifully presented 181sqm interior floorplan, with 4 spacious bedrooms and 2 renovated bathrooms for quality and comfort throughout. While your living options include a large lounge to the front of the home, and an open plan family hub with living and dining to surround the central and fully equipped kitchen.

Set within the community minded and much-loved Harrington Waters Estate, a soaring tree sits before the home with lawn to the front and a striking exterior to invite you in. Your double remote garage offers a rear roller door for access to the backyard with gated entry to the side for added appeal. Once inside, a generous formal lounge or

TYPE: For Sale
INTERNET ID: 300P196832
SALE DETAILS
MUST BE SOLD!

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theatre space sits to the left of entry, with the tiled flooring that extends across the living areas and a large window to enjoy that garden view. Your spacious master suite is placed opposite, with plantation shutters to the windows, striking timber vinyl flooring and a large walk-in closet. While the ensuite has been updated to a luxurious standard, with a dual stone topped vanity, twin mirrors and a glass shower enclosure, with modern tiling from floor to ceiling.

Your three further bedrooms are all substantially sized with built-in robes, while the main bathroom has also been renovated to include a fully tiled wet area with a bath and walk-in shower, plus a stone topped vanity with backlit mirror. Your open plan living and dining area sits centrally as the perfect spot to gather, with direct alfresco access and garden views to enjoy. The kitchen is fully equipped with plentiful bench space, extensive cabinetry and a built-in wall oven, gas cooktop and rangehood, with a handy shoppers entry from the garage for convenience. Your exterior living is just as inviting, with an under roof alfresco that extends out to a gabled roof patio along the side, creating endless opportunity to gather friends. While the backyard offers a private paradise within, with established plant life, elevated beds and a large lawned area that sweeps around the home.

Located just a short walk from the scenic reserve and lake, you have sensational greenspace to explore with recreational appeal to the surrounds, including the nearby coastline and beaches just a little further away. A choice of popular schooling is within strolling distance, with the Waikiki Village Shopping Centre equally close by to meet your retail and dining needs, while the train station offers a straightforward commute to those in need, with road and bus links throughout.

Other features of the property include:

- Large laundry with cabinetry and counterspace included
- Walk-in linen closet
- Ducted reverse cycle air conditioning throughout
- Internal gas bayonet point
- Contemporary interior paintwork across the home
- Modern LED downlighting to the residence
- Instant gas hot water system
- Recessed ceiling to the under roof alfresco with brick paved flooring
- Gabled roof to the side patio with limestone flooring
- Water feature to the front garden
- Bore with automatic reticulation
- 5kW solar panel system with 27 panels
- Garden shed for stowage
- Exterior roller shutters to the windows
- Monitored alarm system with 8 cameras
- Brick paved driveway
- 2.5m side access

- Additional parking option both before and beyond the side gates
- Built in 2003

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 630.00 square metres
- Building Area: 181.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











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.

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