



## 2/7 Ohio Court, GREENFIELDS, WA 6210

### Comfortable Living with Fresh Updates

Welcome to 2/7 Ohio Court, Greenfields a neat and well-presented 3-bedroom home set on a 522sqm lot within a 2-lot strata plan, offering comfortable living, fresh updates, and a practical layout suited to downsizers, first home buyers, or investors.

The home welcomes you with a light and bright interior, enhanced by fresh updates and wood-look flooring that create a modern, refreshed feel throughout. At the front of the home, a separate lounge provides additional space to relax, while diamond grille screens to the front windows add an extra sense of security.

The master bedroom includes a walk-in wardrobe with convenient semi-ensuite access to the main bathroom. The remaining bedrooms and serviced by the functional central bathroom.

At the heart of the home, the open plan living area features a skylight, complemented by exposed brick detailing that adds character and warmth against the fresh interior palette. A gas bayonet is also positioned in this area for heating during the cooler months.

**TYPE:** For Sale

**INTERNET ID:** 79P1602

**SALE DETAILS**

**Offers From \$609,000**

**CONTACT DETAILS**

**Elders Real Estate  
Mandurah**

Suite 3, 4 Sutton Street  
Mandurah, WA  
(08) 9535 1388

**Jacob King**  
0416 438 583

The kitchen sits centrally within the home and is neat and practical. There is also scope to enhance the space further, with room to add features such as a rangehood or overhead cabinetry if desired.

Sliding access from the living area leads out to the rear yard, where you will find a comfortable outdoor space ready to enjoy. The laundry flows through to an additional enclosed patio area, providing extra versatility for storage, hobbies, or a sheltered outdoor zone.

Outside, the yard is a perfect manageable size with two garden sheds for additional storage. The single dedicated carport includes a roller door and drive-through access via double gates, allowing convenient entry to the backyard for trailers or additional vehicles.

#### Key Features Include:

- 3 bedrooms, 1 bathroom with semi-ensuite access from the master
- 522sqm lot on a 2-lot strata plan
- Single dedicated carport with roller door
- Drive-through access to rear yard through double gates
- Diamond grille screens to the front of the home
- Separate front lounge room
- Fresh updates with wood-look flooring and light, bright décor
- Master bedroom with walk-in wardrobe and semi-ensuite access
- Functional main bathroom
- Open plan living area with skylight and exposed brick feature detail
- Gas bayonet to living area for gas heating
- Neat central kitchen with potential to enhance with overhead cabinetry or rangehood
- Laundry with access to enclosed patio area
- Manageable rear yard with two garden sheds

Offering comfort, practicality, and the opportunity to add your own touches over time, this property presents an excellent option for those seeking an easy-care home in a convenient Greenfields location.

\*\*\*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.\*\*\*

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 522.00 square metres
- Building Area: 95.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single carport







