



## 4 Atherton Close, GREENFIELDS, WA 6210

### Cul-de-sac Comfort with Space, Character & Investment Appeal

Welcome to 4 Atherton Close, Greenfields a well-maintained and feature-packed home positioned at the end of a quiet cul-de-sac, offering space, functionality, and exciting potential for the future. Set on a generous block with dual driveway access and drive-through capability to a workshop, this property is perfectly suited to investors, tradies, or families seeking room to move.

Currently tenanted at \$620.00 per week until 05/05/2026, this presents an outstanding opportunity for buyers looking to secure an immediate return while planning their next move.

From the moment you arrive, the home welcomes you with a charming, decked entry, setting the tone for the warmth and character found throughout. Inside, wood-look flooring, timber window trims, and modern updates blend seamlessly to create a comfortable and inviting atmosphere.

The front lounge room offers a cosy yet spacious retreat, complete with downlights, ceiling fan, and continued timber-style finishes. The master bedroom is privately positioned at the front of the home and features a ceiling fan, reverse cycle air conditioning, built-in storage, and a functional ensuite with modern touches.

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:** 79P1667

**SALE DETAILS**

**Offers Over \$729,000**

**CONTACT DETAILS**

**Elders Real Estate  
Mandurah**

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Mandurah, WA  
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Moving through the home, the central dining area is designed for everyday living, featuring tiled flooring, downlights, and split system air conditioning for year-round comfort. The kitchen embraces a classic aesthetic with timber cabinetry, electric cooking appliances, dishwasher, microwave recess, and a window overlooking the rear entertaining area adding both practicality and charm.

The remaining bedrooms are well-sized, each fitted with ceiling fans and built-in robes, while an additional study or potential fourth bedroom offers flexibility for growing families or those working from home, complete with a ceiling fan and wood-look flooring. The main bathroom is functional and unique, featuring a shower and striking glass block windows that allow natural light to filter through.

The laundry offers excellent storage with overhead cabinetry and direct outdoor access via a sliding door.

Outside is where this property truly shines with a spacious backyard, established lawns and gardens, and a fantastic outdoor entertaining area complete with built-in cabinetry. The dual driveway setup provides flexibility and convenience, with one side featuring existing concrete and the other offering gravel access through double gates ideal for additional vehicles, trailers, or secure storage.

A single carport is positioned at the front, with ample additional parking available.

#### Key Features Include:

- Currently leased at \$620.00 per week until 05/05/2026
- Cul-de-sac location on a generous block
- Dual driveway access with drive-through capability to workshop
- Single carport with additional off-street parking
- Decked entry creating a welcoming first impression
- Front lounge with downlights, ceiling fan & timber-style finishes
- Master bedroom with ceiling fan, reverse cycle air conditioning & ensuite
- Functional ensuite with modern touch updates
- Open plan living and dining with tiled flooring & split system air conditioning
- Kitchen with timber cabinetry, electric cooking, dishwasher & microwave recess
- Bedrooms 2 & 3 with built-in robes and ceiling fans
- Additional study or potential fourth bedroom with ceiling fan & wood-look flooring
- Main bathroom with shower and feature glass block windows
- Laundry with overhead storage and sliding door access
- Spacious outdoor entertaining area with built-in cabinetry
- Established lawns and gardens with a great-sized backyard
- Rear workshop with drive-through access

Offering a current rental return with a tenancy in place until May 2026, along with

practical features, a flexible layout, and future potential (subject to council approval), this property presents a great opportunity for both investors and owner-occupiers alike.

\*\*\*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, Window Treatments

- Land Area 694.00 square metres
- Building Area: 115.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single carport
- Ensuite







