



13 Minigwal Court, GREENFIELDS, WA 6210

Space, Comfort & Functional Family Living on 753m²

Welcome to 13 Minigwal Court, Greenfields - a family home positioned on a generous 753m² block, offering practical living, multiple lifestyle features, and a functional layout within a cul-de-sac setting.

Offering excellent functionality from the outset, the property features a double carport plus additional gravel parking to the front, providing ideal space for a boat, caravan, trailer, or additional vehicles.

Since owning the property, the seller has completed key improvements including roof restoration and installation of a gutter guard's installed to the main home, enhancing both presentation and long-term functionality. Security cameras and security flyscreens to all external doors also provide added peace of mind.

Inside, the home is fitted with wood-look flooring throughout and evaporative air conditioning servicing the property for comfort. A front lounge room creates a welcoming living zone, complemented by a dedicated study nook area, ideal for those working from home or needing additional functional space.

TYPE: For Sale

INTERNET ID: L40710756

SALE DETAILS

From \$729,000

CONTACT DETAILS

Jordain Crocker
0468889272

The kitchen is centrally positioned and designed for everyday practicality, complete with built-in pantry, double fridge recess, gas cooktop, electric oven and microwave shelf. Overlooking the open plan dining and living area, the space is enhanced by built-in cabinetry and shelving, while the timber-lined feature wall adds warmth and character to the central living zone.

Accommodation includes four bedrooms, with the master suite offering a walk-in robe with built-in cabinetry and a functional ensuite. Two of the three minor bedrooms include built-in wardrobes, while the main bathroom is well-appointed with separate bath and shower.

The recently updated main toilet continues the timber-lined styling and features a near-new toilet system.

Stepping outdoors, the home continues to impress with a large wrap-around patio area finished with poured limestone, creating an excellent space for entertaining or family gatherings year-round. The spacious rear yard includes a cubby house and garden shed.

Key Features Include:

- Generous 753m² block
- Cul-de-sac location
- 4-bedroom, 2-bathroom home
- Double carport
- Additional gravel parking for boat/caravan/trailer
- Security cameras
- Security flyscreens to all external doors
- Wood-look flooring throughout
- Evaporative air conditioning
- Roof restoration completed by current owner
- Gutter guard system installed
- Front lounge room with study nook area
- Open plan living and dining area
- Built-in cabinetry and shelving to living space
- Timber-lined feature wall
- Kitchen with pantry, double fridge recess, gas cooking & electric oven
- Microwave shelf
- Master bedroom with walk-in robe and built-in cabinetry
- Functional ensuite
- Three minor bedrooms
- Built-in wardrobes to two minor bedrooms

- Main bathroom with separate bath and shower
- Recently updated separate toilet
- Large wrap-around patio with poured limestone - 112sqm
- Spacious rear yard
- Garden shed
- Cubby house

Offering functionality, outdoor entertaining, and functional space both inside and out, this home presents an excellent opportunity for families, first home buyers, or investors seeking a property 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. ***

- Land Area 753.00 square metres
- Building Area: 144.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport
- Ensuite
- Floorboards





