



28 Abbotswood Parkway, ERSKINE, WA 6210

Great Location, Generous Block & Room to Grow

Positioned in a great location with excellent street appeal, this neat and tidy home offers space, comfort, and exciting potential on a generous 812m² block. With multiple living areas, a practical floorplan, and a large backyard with room to move, this property is ideal for families, first home buyers, or those looking for extra space.

Freshly updated throughout with new carpets and refreshed paintwork, the home is ready to move straight into while still offering scope to add your own personal touches.

Accommodation & Design

From the moment you arrive, the property presents beautifully with a well-kept frontage and a spacious double carport providing plenty of parking.

Inside, the home features a welcoming front lounge room, creating a separate space to relax or entertain.

The heart of the home is the open-plan living and dining area, designed for everyday family living. Featuring wood-look flooring, a gas bayonet, and reverse cycle air

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TYPE: For Sale

INTERNET ID: L41505705

SALE DETAILS

From \$769,000 | **OPEN SAT 4TH 1PM - 1:30PM**

CONTACT DETAILS

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conditioning, this central living space provides comfort throughout the seasons.

The kitchen is positioned perfectly to overlook the living areas, making it easy to stay connected while cooking and entertaining.

The master bedroom offers a private retreat with a walk-in wardrobe, enclosed ensuite, and additional air conditioning for comfort.

The remaining bedrooms are well-sized and include built-in wardrobes, serviced by the main bathroom.

Outdoor Living & Features

Set on a generous 812m² block, the backyard offers plenty of room for children, pets, gardens, or future improvements.

A garden shed provides additional storage, while the double carport offers the exciting potential for drive-through access to the rear yard.

With a fantastic location, large block, and flexible layout, this property presents an excellent opportunity to secure a home with plenty of potential.

Property Features

- 812m² block (approx.)
- Double carport
- Potential drive-through access to rear yard
- Garden shed
- Neat and tidy street appeal
- Fresh carpets to bedrooms
- Refreshed paintwork throughout
- Front lounge room
- Open-plan kitchen, living and dining
- Wood-look flooring
- Kitchen positioned at the heart of the home
- Master bedroom with walk-in wardrobe
- Enclosed ensuite
- Reverse cycle air conditioning to master bedroom and living
- Bedrooms with built-in wardrobes
- Gas bayonet to living area
- Large backyard with room to move
- Great location close to amenities

Location Highlights (Approx.)

- Close to local schools and shopping amenities
- Short drive to Mandurah CBD and Foreshore
- Positioned in a desirable established area

***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 812.00 square metres
- Building Area: 148.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport
- Ensuite
- Floorboards







