



## 13 Minigwal Court, GREENFIELDS, WA 6210

### Spacious Family Living with Extensive Outdoor Entertaining

Welcome to 13 Minigwal Court, Greenfields - a well-maintained family home positioned on a generous 753sqm block within a quiet cul-de-sac location, offering practical living, flexible space, and fantastic outdoor entertaining.

From the moment you arrive, the property offers excellent functionality with a double carport plus additional gravel parking, ideal for a boat, caravan, trailer, or extra vehicles.

Inside, the home features wood-look flooring throughout and evaporative air conditioning for year-round comfort. A separate front lounge provides a welcoming retreat, while the dedicated study nook creates the perfect space for working from home, study, or additional storage needs.

The centrally located kitchen is designed for everyday convenience and overlooks the open-plan living and dining area. Complete with a built-in pantry, double fridge recess, gas cooktop, electric oven, and microwave shelf, the kitchen offers both practicality and functionality. Built-in cabinetry, shelving, and a timber-lined feature wall add warmth and character to the central living zone.

The home offers four well-sized bedrooms, including a master suite with walk-in robe featuring built-in cabinetry and a private ensuite. Two of the minor bedrooms include built-in wardrobes, while the main bathroom is fitted with both a separate bath and shower.

**TYPE:** For Rent

**INTERNET ID:** R4335300

#### RENTAL DETAILS

**Rent / Lease:**

**\$680 per week**

#### CONTACT DETAILS

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Stepping outside, the large wrap-around patio with poured limestone creates the ultimate entertaining space for year-round gatherings with family and friends. The spacious backyard also includes a cubby house and garden shed, offering additional lifestyle appeal for families.

Additional improvements completed by the current owner include roof restoration and installation of gutter guards to the main home, along with security cameras and security flyscreens to all external doors for added peace of mind.

Property Features:

Generous 753sqm block

Quiet cul-de-sac location

4 bedrooms, 2 bathrooms

Double carport

Additional parking for boat, caravan or trailer

Wood-look flooring throughout

Evaporative air conditioning

Front lounge room

Dedicated study nook

Open-plan living and dining area

Built-in cabinetry and shelving

Timber-lined feature wall

Kitchen with pantry, gas cooking & electric oven

Double fridge recess

Master bedroom with walk-in robe & ensuite

Built-in wardrobes to two minor bedrooms

Main bathroom with separate bath and shower

Security cameras

Security flyscreens to external doors

Large wrap-around patio with poured limestone

Spacious backyard

Garden shed

Cubby house

Conveniently located close to schools, shops, parks, and local amenities, this well-presented home offers comfortable family living with plenty of indoor and outdoor space to enjoy.

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- This property is: Unfurnished
- Pets: No
- Available Now
- Land Area 753.00 square metres
- Building Area: 144.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards





