

**18 Farmer Loop, Pinjarra, WA, 6208**

Mandurah

**House For Sale**

Monday, 28 October 2024

18 Farmer Loop, Pinjarra, WA, 6208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Taylor  
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## Modern Living with Gated Side Access

Discover the perfect blend of comfort and style at this 4-bedroom,2-bathroom property built in 2013 in the popular Murray River Country Estate.

Neutral décor throughout creates a calming and elegant atmosphere, enhanced by the open-plan living space and the stylish double front entrance doors.

The master suite features his and hers wardrobes, complemented by a spacious ensuite for ultimate comfort and style. The minor bedrooms are spacious with built in robes and are thoughtfully positioned around the well-appointed bathroom, creating a convenient and functional layout for family and guests.

The modern kitchen features sleek stainless-steel appliances, elegant stone bench tops, a double sink and plenty of bench and storage space. The layout combines style with practicality.

The home offers multiple living areas including an open plan living area that flows seamlessly, complemented by a separate front lounge room for added entertainment space and privacy.

Enjoy outdoor living under the alfresco with a patio extension and pull -down weather blinds that allows all year round outdoor entertaining. A rear garden shed provides extra storage, while the low-maintenance gardens are perfect for a lock - and - leave lifestyle. Double gated side access offers secured parking for a caravan or boat with convenient extra front parking as well.

This home is perfect for families, retirees or those seeking a peaceful retreat all on a 512sqm block.

Call Paul Taylor from Harcourts Mandurah - 0407 101 137 to organise a private viewing.

### Features:

- 4-bedroom, 2-bathroom Brick and Colorbond home
- Built in 2013 on a 512sqm block
- Double garage with high auto door, shoppers' entry and access to the rear yard
- Low maintenance, street appeal with extra wide driveway for extra parking
- Side access through secure double gates. Plenty of room for the boat, caravan etc.
- Wide stylish double door entry
- Modern kitchen with large bench, DW, pantry, 900mm stainless appliances, overhead cabinetry, double sink and stone bench top.
- Open plan living
- Separate front lounge room
- Large master bedroom with his and her's walk-in robes
- Ensuite with shower, vanity and toilet
- Generous size minor bedrooms all with built-in robes
- Main bathroom with bath, shower and single vanity
- Paved alfresco area with drop down blinds for all your outdoor entertaining
- Reverse cycle split system air-conditioning
- NBN connected
- Easy Care gardens plus garden shed
- Reticulation
- Gas hot water system

Homes in the Murray River Estate are surrounded by golf courses, lakes, parks, and ovals. The estate is close to the Murray River, Reds Zoo, hospitals, shopping centres, and just over 17 kms to Mandurah City.

Council Rates: \$2423.00 PA (approx.)

Water Rates: \$1525.99 PA (approx.)

Betta call Paul on 0407 101 137

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Paul Taylor - Real Estate - Taylor'd to suit your needs

\*All measurements are approximate\*

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