

**22 Menna Brace, Greenfields, WA, 6210**

— Mandurah

**House For Sale**

Tuesday, 19 November 2024

22 Menna Brace, Greenfields, WA, 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Cosy Family Favourite with Kerb Appeal

Brad Malingre is excited to introduce you to 22 Menna Brace, Greenfields.

This home has excellent kerb appeal with newly laid turf out the front maintained by a 3-stage reticulation system, a fresh paint to the façade, gutters and eaves giving it that fresh, wow factor as you arrive.

Property Features:

- 4 bed, 2 bath, 2 car
- Open plan living area with a split system a/c
- Built in 2008.
- Separate living area at the front of the home
- Awesome decked patio area with a Bali style gable roof
- Low Maintenance yard and gardens

Upon entry, the master bedroom is conveniently located at the front of the home. It is a generous size with a nice walk-in robe and ensuite. It gets plenty of shade from the beautiful tree out the front that provides protection from the afternoon sun.

There is a carpeted, separate living space across from the master bedroom that can be used as a study area, additional lounge space or activity room for the kids to play in.

The open plan kitchen, dining and living area is the heart of the home. It is a generous size to accommodate the family dining table and then flows into a nice cozy, carpeted lounge area where the family can settle in after dinner with the split system ac keeping everyone cool. The kitchen overlooks the space and has a fridge recess, double sink, gas cooktop, electric oven, a built-in pantry, plenty of storage and room to sit at the breakfast bar.

The three minor bedrooms are all carpeted, two of them have a built-in robe. One of the bedrooms is centrally located with the other two located at the back of the home. The main bathroom and laundry are conveniently located at the back of the home close to the minor bedrooms.

Accessed off the dining room, the beautifully decked patio area with its gable, Bali hut style roof will be extremely popular for entertaining. With its easy low maintenance garden beds all you need to do is kick back and put your feet up.

Close to all amenities including the Peel Health Campus, numerous schools, major shopping centres, train station and just minutes away from the freeway.

All of this, plus just a short drive to the coastal lifestyle that Mandurah has on offer.

Call Brad Malingre 0459 837 940 to discuss this great opportunity!

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