

**281 Pebble Beach Boulevard, Meadow Springs, WA  
6210**



**House For Sale**

Wednesday, 8 January 2025

281 Pebble Beach Boulevard, Meadow Springs, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



Adam Bettison  
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**From \$629,000**

Welcome to this bright and modern four-bedroom, two-bathroom home built in 2014. Placed on a healthy block size of 300 square metres, there are plenty of excellent features packed into this home with approximately 136 square metres of floor space. Enjoy security screens, an oversized front entrance to shelter from weather, LED downlights, ceiling fans, modern bathrooms with stylish stone benchtops that match the kitchen benchtops, split system air conditioning, and landscaped gardens. The home is presented well and currently vacant, ready for you to move in or rent out as you wish. Don't miss out on this excellent home!

**Property Highlights include:-** Four-bedroom, two-bathroom home built in 2014- Approximately 300 square metre block with elevated street position- Large floor space of approximately 136 square metres- Matching stone benchtops throughout including bathrooms and kitchen- LED downlights- Ceiling fans to most rooms- Built in robes for plenty of storage- Bathtub to main bathroom- Gas cooktop and double sink to kitchen- Split system air conditioning to main bedroom and living area- Spacious outdoor area and accessible gate- Plenty of parking with double garage plus street parking- Currently vacant and ready for your next move!

**Investor Summary:-** This property is vacant and ready for leasing- Market rent for this property is approximately \$600 per week- HouseSmart Real Estate is highly active in Meadow Springs and the surrounding areas, and can provide high-quality property management services from settlement, helping you find a suitable tenant for your new property!

**Location Highlights:-** Just around the corner from a park and playground, plus Quarry Adventure Park down the road- 900m from Meadow Springs Primary School- 1.7km / approx. 4 minute from Meadow Springs Shopping Centre- Buses available along Pebble Beach Boulevard- Closest train station (Lakelands) only approx. 6 minute drive- Beach approx. 6 minute drive from the home

**Why Buy?-** Fully ready for you to move in or start fresh with an investment!- Modern features making for a low maintenance and relaxing lifestyle- Great location close to everything you need for day to day living!- Great transport links to the freeway, to Mandurah and to the beach for a weekend dip in the ocean- Family-centred neighbourhood with plenty of schools, childcares and parks- Fresh gardens welcoming you into your new home

Don't miss out on this excellent property!