

**4 Yelta Street, Greenfields, WA, 6210**

Mandurah

**House For Sale**

Friday, 15 November 2024

4 Yelta Street, Greenfields, WA, 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Taylor

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## A Private Oasis

Discover your private oasis in this inviting 4-bedroom, 2-bathroom family home, set on a spacious 713sqm block. With an enclosed front yard framed by lush gardens, this property provides both privacy and tranquillity.

Inside enjoy multiple living areas, a study space, and a large games room with soaring raked ceilings, accessed through charming double wooden arch doors. The well-designed kitchen overlooks a sparkling saltwater pool and outdoor entertaining area, perfect for hosting family and friends.

A 6m by 5.5m powered workshop, additional front parking, and neutral colour tones throughout add both practicality and charm to this home, creating a wonderful feel for family living.

You won't want to miss this one!

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

### Features:

- Brick and tile home built 1984 on a large 713sqm block
- Carport behind secure gating with extra parking on the side.
- Boat or van parking also on large gravel hard stand area
- Sparking below ground saltwater pool with solar pool blanket
- 6m x 5.5m powered workshop with extra covered storage space.
- 4-bedroom, 2-bathroom home with options for all the family
- Multiple living areas
- Large separate front family lounge room
- Formal meals or can be used as an office/study space.
- Central Kitchen, meals and Living spaces.
- Huge rear games room featuring stunning high vaulted ceiling with exposed beams or can be used as a 5th bedroom.
- Kitchen overlooking the rear yard features a built-in pantry, double sink, wall oven, gas cook top, microwave recess
- Master bedroom with walk-in robe and ceiling fan
- Ensuite with shower, toilet and vanity
- Minor bedrooms all fitted with built-in robes and ceiling fans
- Main bathroom with bath, shower and vanity
- 2 x Reverse cycle split system air-conditioners plus ceiling fans
- Solar panels for energy efficiency
- Rear patio and large paved area surrounding the below ground pool
- Front garden courtyard with grassed area and gardens providing your own private space to relax and unwind.
- Instant gas hot water system
- NBN connected
- Nearby schools: Foundation Christian College (1.3km), Riverside Primary School (600m), John Tonkin College (6 km), Greenfields Primary School (2.8km)
- Also nearby: Peel Health Campus (1.5km), Mandurah Forum Shopping Centre (3kms), Mandurah Train Station (3.7kms), Bunnings (3.5kms).

Council Rates: \$2300.00 PA (approx.)

Water Rates: \$1525.28 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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