

# 6 Menna Brace, Greenfields, WA 6210

## House For Sale

Tuesday, 7 January 2025



6 Menna Brace, Greenfields, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 404 m2**

**Type: House**



Bev Chadwick

0861473452

**O/O \$579,000**

Do not miss this fantastic opportunity to secure a spacious and well-appointed four-bedroom, two-bathroom brick home at an unbeatable price! Located in the heart of Greenfields, this property offers the perfect blend of convenience and comfort, with everything you need just moments away. Whether you are a first-time homebuyer, a growing family, or an investor, this home is the perfect fit.

**Prime Location:** Just minutes from Mandurah Forum for all your shopping needs. Close to Peel Health Campus, local parks, and schools. Easy access to the train station and the freeway, making commuting a breeze. Only a short drive to the Mandurah Foreshore, where you can enjoy the best of local restaurants, cafes, and the stunning waterfront.

**Spacious Living on a Low-Maintenance Block:** Situated on an easy-care 404m<sup>2</sup> block, this home offers an abundance of space both inside and out. As you step inside, you'll be pleasantly surprised by the spaciousness and thoughtful design that maximizes every inch of the home. The timber-look laminate flooring, quality light fittings, and stylish window treatments create a modern, welcoming atmosphere throughout.

**Key Features of the Home:**

**Open Plan Living:** The bright, airy living, dining, and activity areas are perfect for family time or entertaining guests. The space flows seamlessly, creating an inviting, open atmosphere for all to enjoy.

**Separate Lounge:** A private lounge sits at the front of the home, providing a quiet space for relaxation.

**Master Bedroom Retreat:** The spacious master suite is equipped with a walk-in robe and a private ensuite, offering a comfortable and private retreat for parents.

**Three Generous Minor Bedrooms:** Two with built-in robes, neutral carpet, and easy access to the family bathroom, complete with vanity and bath—ideal for children or guests.

**Well-Appointed Kitchen:** The kitchen features a convenient breakfast bar, a double sink, a pantry, and plenty of cupboards for all your storage needs. Cooking is a breeze with the gas cooktop, electric oven, and ample bench space.

**Private Outdoor Area:** The fully paved, secure outdoor area is perfect for entertaining or letting the kids play safely. With easy access from the living areas, it is an ideal space for relaxing or hosting family and friends.

**Practical Laundry:** The laundry is spacious, well-lit, and offers outdoor access for convenience.

**Additional Features:**

**Double Lock-Up Garage:** Plenty of room for two cars, plus side access for extra storage or parking.

**Reticulation:** Low-maintenance Garden with automatic reticulation to keep things green with minimal effort.

**Ducted Evaporative Air Conditioning:** Stay comfortable year-round with the ducted cooling system throughout the home.

**NBN Connection:** Stay connected with high-speed internet access.

**The Lifestyle You Deserve:** This home offers a quiet, comfortable lifestyle while still being in close proximity to all the conveniences of city living. With its spacious layout, modern features, and easy-care design, it's perfect for anyone seeking a home that requires minimal maintenance but still provides ample living space. The location speaks for itself, with quick access to everything you need—whether it is a short drive to the Mandurah Foreshore, local parks, or shopping at Mandurah Forum. Do not wait—homes like this don't last long! For more information or to arrange an inspection, contact Bev Chadwick today on 0450 203 857. Why wait when your dream home is just a phone call away?

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.