

**65 Woodward Circle, Marangaroo, WA, 6064**

**House For Sale**

Tuesday, 26 November 2024



65 Woodward Circle, Marangaroo, WA, 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Matt Condit Luke Guelfi  
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## WORKSHOP & POOL

The Condit Guelfi Team are excited to present this fantastic 3 bedroom 1 bathroom home packed with features! Enjoy year round entertaining with a below ground pool with gazebo & a large pitched patio. Perfect double garage size powered workshop with car access through the carport completes the picture. Don't miss the 3D walkthrough-book your viewing today.

- 3 Bedrooms
- 1 Bathroom
- Lounge/ Dining room
- Dining/meals
- Below ground pool with gazebo
- Double garage size powered workshop with remote roller door
- Double carport with remote roller door and drive through access to backyard/workshop
- Additional driveway parking
- 2 reverse cycle split system air conditioners and 1 wall air conditioner
- Large hard cover pitched patio
- Automatic reticulation
- Roller shutters to front
- Security screens to windows/doors
- CCTV system
- Solar system with 14 panels
- Gas and sewer connected
- Gas storage hot water system
- Approx 680 SQM Block, Zoned R20
- Built approx 1987
- Walking distance to John Maloney Park and close to nearby shops and schools
- Shire rates approx \$1,900 per annum
- Water rates approx \$1,041 per annum
- Open by appointment
- Be sure to view the 3D walkthrough
- Conjunctions welcome from all agents