

40 Molloy Circuit, Atwell

MOVE IN READY, 5 BEDROOM HOME WITH LIFESTYLE FEATURES RARELY FOUND IN ATWELL

All offers presented before 6pm Thursday 3rd December 2026 [The Seller reserves the right to accept an offer prior to the fixed date sale date, without prior notice].

Welcome to 40 Molloy Circuit, Atwell — a beautifully renovated family residence where modern comfort, practicality and lifestyle convenience come together.

From the moment you arrive, you will appreciate the impressive transformation and thoughtful upgrades that make this home truly move-in ready. Every detail has been carefully considered, featuring:

Brand new flooring throughout
Freshly painted interiors creating a bright and modern feel
Renovated kitchen with quality finishes and excellent functionality
Stylish newly updated bathrooms
Ducted reverse cycle air conditioning for year-round comfort

5 2 2

FOR SALE
OFFERS AROUND $1,150,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Harrisdale
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Brand new fencing offering privacy and security
Beautifully landscaped gardens creating a welcoming outdoor appeal

Offering a spacious and versatile floor plan, this home features:

5 generous bedrooms
2 modern bathrooms
Multiple living zones for the whole family to enjoy
Spacious open-plan family and dining areas
Excellent outdoor entertaining space

The heart of the home is the beautifully updated kitchen, seamlessly connecting with the family and dining areas, making it the perfect place for everyday meals, entertaining guests, and creating family memories.

The generous master suite provides a peaceful private retreat, while the additional bedrooms offer flexibility for children, guests, a home office, or growing family needs.

For those who need extra space, storage, or a place to pursue their hobbies, this property offers something truly special:

Two large sheds providing endless possibilities for a workshop, storage, trades or DIY projects
Ample parking space for a caravan, boat, trailer or additional vehicles
A practical setup designed for families who need flexibility beyond the standard home

Step outside and enjoy the beautifully landscaped outdoor area, perfect for weekend entertaining, children's playtime or relaxing in your own private sanctuary.

Perfectly positioned in the heart of Atwell, this home offers easy access to quality schools, shopping centres, parks and transport options:

Atwell Shopping Centre with IGA – 800m
Atwell Primary School – 1.0km
Atwell College – 1.6km
Harmony Primary School – 1.8km
Harvest Lakes Shopping Centre with Woolworths – 2.8km
Aubin Grove Train Station – 2.8km
Cockburn Central Train Station – 3.1km
Cockburn Gateway Shopping City – 3.1km

This is more than just a renovated house — it is a complete family lifestyle package offering space, comfort, convenience and the freedom to enjoy the things that matter most.

A home of this quality, with this level of renovation and flexibility, is an opportunity not to be missed.

Home open times are subject to change without notification. Please check the web for the inspection schedule on the day of the home open.

Council Rates - Approximately $2,300 pa
Water Rates - $1,378 pa

For further information contact Selvi Gopinathan on 0429 929 398.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

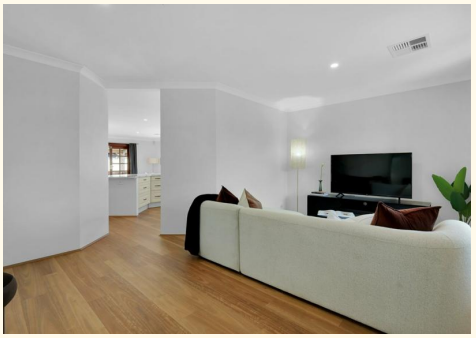
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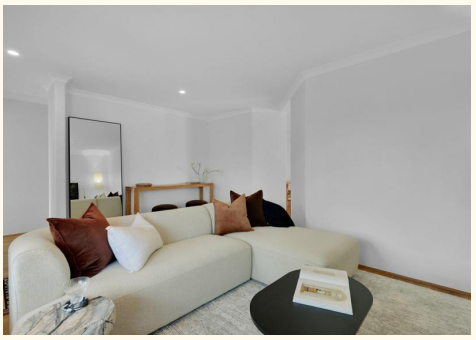
MORE DETAILS

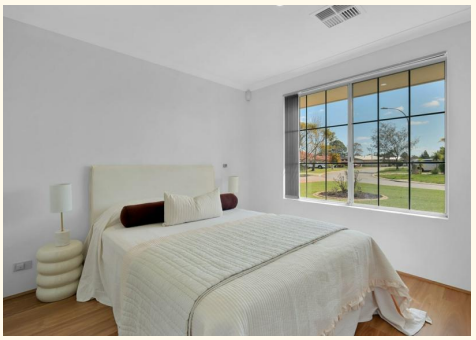
Property ID	309J00
Property Type	House
Land Area	565 m2
Including	Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Workshop Built-in-Robes

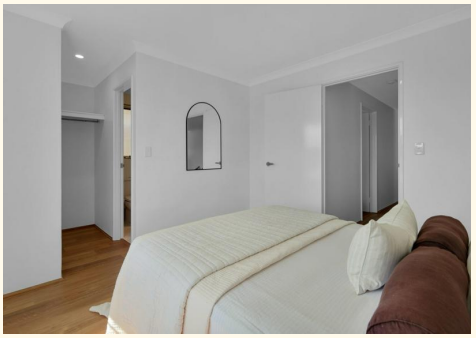
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