



11 Sparrowhawk Way, Erskine

Space, Style & Flexibility in Sought-After Osprey Waters

4 Bedrooms | 2 Bathrooms | 2 Car Garage | 445sqm Block | 169sqm Living

Looking for more space without the maintenance of a huge block? This could be the one!

Perfectly positioned in the popular Osprey Waters estate, this beautifully presented four-bedroom, two-bathroom home delivers the space families need, the flexibility modern buyers want and a location that's hard to beat.

Set on a 445sqm block with approximately 169sqm of living, there's room for everyone to spread out - plus a versatile multi-purpose room that can adapt as your needs change.

Whether you're a growing family, first home buyer, downsizer wanting extra space or an investor looking for a quality property, this home deserves to be on your inspection list.

Designed for Easy Family Living

4 2 2

FOR SALE

\$850,000 all offers presented

VIEW

By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.



At the centre of the home is the light-filled open-plan kitchen, dining and living area - a welcoming space where everyday family life and entertaining come together effortlessly.

The contemporary kitchen is both stylish and practical, featuring:

- Breakfast bar
- Gas cooktop
- Dishwasher
- Plenty of bench space
- Excellent cupboard storage

The separate multi-purpose room is a real bonus and gives you options. Use it as a home office, kids' activity room, media room, playroom or simply a second living space.

The spacious master bedroom provides a peaceful retreat with a walk-through double robe and private ensuite, while the three additional bedrooms are all carpeted and positioned around the family bathroom, complete with a separate bath.

Comfort All Year Round

The home has been designed for comfortable living, whatever the season, with reverse-cycle ducted air conditioning, ceiling fans and easy-care timber-look flooring through the main living areas.

Outside, the secure backyard is ready for relaxed outdoor living. Established gardens, raised planter beds and automatic reticulation create a lovely green outlook without demanding endless maintenance.

And with solar power feeding back to the grid, you can also enjoy the added benefit of generating your own power.

Features at a Glance

- Four bedrooms
- Two bathrooms
- Approximately 169sqm internal living
- 445sqm block
- Double lock-up garage
- Flexible multi-purpose room
- Reverse-cycle ducted air conditioning
- Ceiling fans
- Timber-look flooring
- Solar power system feeding back to the grid (no battery)
- Security screens to windows and doors
- Established gardens
- Raised vegetable/flower beds
- Automatic reticulation
- Fully fenced backyard
- Location, Location, Location!

Enjoy everything that makes Osprey Waters such a popular place to call home.

Beautiful parks, walking trails and the estuary are nearby, providing plenty of opportunities to get outdoors and enjoy the Mandurah lifestyle.

You'll also be conveniently located just minutes from Mandurah Foreshore, Erskine Shopping Centre and Halls Head Shopping Centre, along with schools, public transport, cafés, restaurants and everyday amenities.

Don't Miss This One

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Homes offering this combination of four bedrooms, flexible living space, a generous backyard and a fantastic Osprey Waters location don't stay on the market forever.

If you've been waiting for a home that gives you space to live, room to grow and a lifestyle you'll love, make sure 14 Nellie Green is on your inspection list.

Come along, take a look and see what makes this one worth calling home.

Contact:

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Servicing the Mandurah and Peel regions

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MORE DETAILS

Property ID	4TQYFF2
Property Type	House
Land Area	445 m2

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TOTAL: 160 m2
 1st floor: 160 m2
 EXCLUDED AREAS: GARAGE: 33 m2, PATIO: 12 m2, PORCH: 3 m2,
 WALLS: 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.