







Meadow Springs, 32 Middleton Loop

Introducing an oasis in one of Meadow Springs' prestigious enclaves where privacy, security, and luxurious living converge effortlessly.

3 2 2

For Sale
Offers Above $649000

View
ljhooker.com.au/4PMXFF2

Contact
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Nestled within this exclusive community, this MIRVAC-built, immaculately presented 3-bedroom, 2-bathroom masterpiece is a rare gem, offering a captivating blend of entertainment, tranquillity, and scenic beauty. This is the perfect home for FIFO workers, investors, professional couples, or even a young family looking for the ideal lock-and-leave residence. This exquisite home exudes sophistication, featuring generously proportioned bedrooms, sleek modern bathrooms, and an expansive open-plan living concept that epitomizes refined living. The kitchen is a chef's dream, adorned with premium fittings that exemplify culinary luxury. Every detail has been meticulously curated to create an ambiance catering to discerning tastes.

The property showcases a seamless fusion of quality craftsmanship and contemporary design, with a neutral colour palette that imparts a timeless and fresh aesthetic. The open-

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plan living area effortlessly flows into an outdoor entertaining haven, providing a private oasis for relaxation and hosting social gatherings. Bathed in natural light, the home becomes a canvas for an elegant interplay of space and luminosity, elevating the overall ambiance to unparalleled sophistication and high-quality living. Revel in year-round comfort with ducted zoned reverse cycle air conditioning and embrace sustainability with a 6.6 kW solar panel system, showcasing a residence that harmoniously balances luxury with environmental conscientiousness.

Surrounded by beautiful parks and the Meadow Springs Golf Course, this exceptionally situated home offers the convenience of being a short distance from both train and bus stations, ensuring a seamless daily commute. Furthermore, it boasts easy access to nearby freeways. Its prime location also provides close proximity to a selection of government and private schools, as well as various shopping centres. Given the tightly held nature of properties in this estate, a viewing is essential to fully appreciate the unique lifestyle on offer.

Key Features:

- Architecturally designed 3-bedroom, 2-bathroom home
- Large extra-width double garage with rear access
- 185m² of living area, 330m² land built in 2010
- Hardwood flooring in the living area
- Chef's kitchen with generous stone island bench and European appliances
- Master bedroom with his and hers mirrored robes and private balcony
- Large en-suite with his and hers basins
- 6.6 kW of solar panels
- Ducted reverse cycle air conditioning
- Landscaped, fully reticulated gardens
- Walking distance to parks, golf course, and shops
- Silver Sands Beach: 4 mins
- Lakelands Station: 8 mins
- Mandurah Train Station: 10 mins
- Freeway access: 10 mins

Investors Note:

- Rental appraisal: $680.00 to $730.00 per week
- Water rates: $1,211.15
- Council rates: $2021

With its charming appeal and unbeatable location, this property won't stay on the market for long. Don't miss out- join us for the weekend home open. Contact me now to secure your opportunity!

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More About this Property

Property ID	4PMXFF2
Property Type	House
House Size	185 m²
Land Area	330 m²
Including	Toilets (2)

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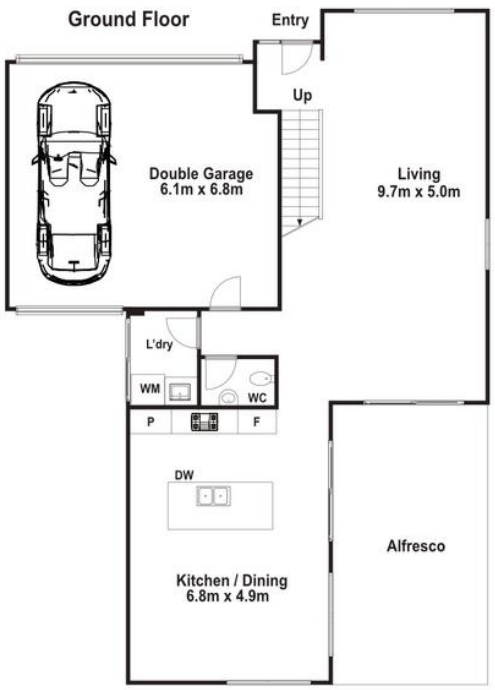
32 Middleton Loop, Meadow Springs

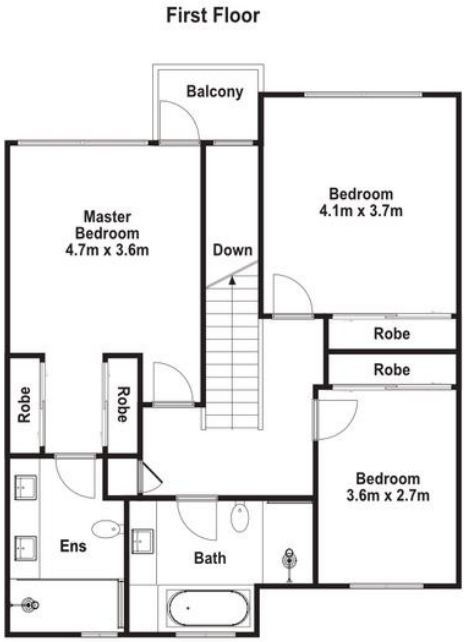
block size 330 m² | living area 185m²

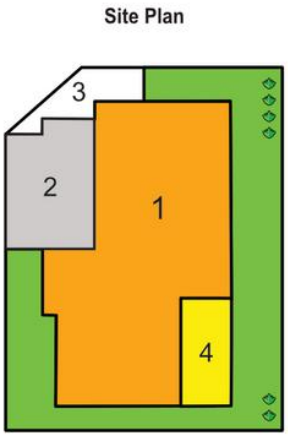
3 x 2 x 2 x

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Legend

1. Residence
2. Garage
3. Driveway
4. Patio

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**scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquirers.*

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