



Merriwa, 40 Dalvik Avenue

Modern Living in Merriwa

Welcome to 40 Dalvik Avenue, a contemporary home nestled in the highly sought after Merriwa.

Located just 200 meters from Alkimos Baptist College, Dalvik Park, and close to early learning centres, shopping centres, restaurants, and cafes, this property offers both convenience and comfort.

It is also approximately 5 minutes (3.4 km) to Quinns Beach and about 7 minutes (5.3 km) to Mindarie Beach.

This modern home boasts a generous master bedroom complete with a walk-in robe and ensuite.

The two well-sized minor bedrooms each feature built-in robes. The open-plan layout creates a seamless flow between the modern kitchen, dining, and family areas, enhanced by the stunning 31c high ceilings in the living spaces.

The kitchen is equipped with Essastone benchtops, overhead cupboards, and modern



For Sale
Please Call

View
ljhooker.com.au/8FQHA2

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appliances, including a gas hotplate, electric oven, rangehood, and dishwasher.

For those who enjoy outdoor living, the alfresco area provides the perfect setting for entertaining, surrounded by a low-maintenance backyard.

The home also includes a double automated garage with a shoppers' entrance and a dedicated storage area adjacent to the rear of the garage.

Comfort is a priority with a wall-mounted split system air conditioner in the main living area, along with floor tiling throughout and cosy carpets in the master suite and minor bedrooms. The property also comes equipped with an alarm system for added peace of mind.

Set on approx 238sqm block with a built-up area of approx 154 sqm, the home features a stylish painted sand finish rendered front elevation, adding to its modern appeal.

Currently leased at a rental return of \$550 per week, with the lease running until June 22, 2025, this property presents an attractive investment opportunity.

Additionally, it is an ideal home for small families or professionals seeking to move in later to enjoy modern comfort and convenience within a vibrant community.

Don't miss the opportunity to call 40 Dalvik Avenue your own. Contact us today for viewing.

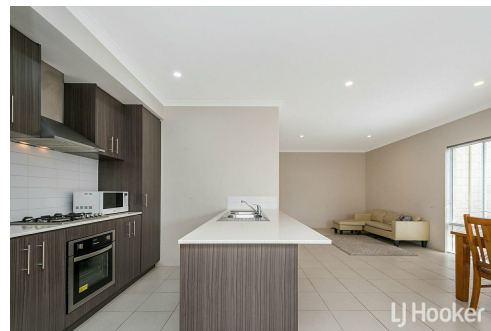
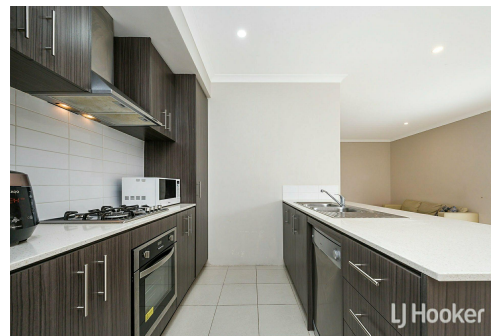
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More About this Property

Property ID	8FQHA2
Property Type	House
Land Area	238 m ²
Including	Ensuite Air Conditioning Alarm Dishwasher Outdoor Entertaining Built-in-Robes

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