



**SOLD**



## Merriwa, 6 Kirke Cove

Private viewings welcome!

Situated on a quiet cul-de-sac street, this 3 bedroom, 1 bathroom home is extremely well presented. The homes forward position maximises the backyard, enjoy a family friendly floorplan, drive through double car port & a massive steel framed colorbond patio for entertaining, all on a generous 509m2 block.

Location is fantastic!

- 60m to public transport on Marmion Ave.
- 80m to Branches Early Learning Centre.
- 1.5km to Quinns Beach.
- Great choice of Schools.
- Cafes and Restaurants within walking distance.

HOME

- Cream face-brick facade with charcoal tile roof.



**Disclaimer:** 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.



**For Sale**  
UNDER OFFER

**View**  
[ljhooker.com.au/JBQHRD](http://ljhooker.com.au/JBQHRD)

**Contact**  
**Matt Hemsworth**  
0488 070 954  
[matthew.hemsworth@ljhooker.com.au](mailto:matthew.hemsworth@ljhooker.com.au)

**LJ Hooker Joondalup**  
**(08) 9300 2100**

- Space down both sides of the house, lockable gate to store trailer or boat.
- L shaped paved driveway, plenty of parking space.
- No carpets, combination of tiles and man-made timber floorboards throughout.
- Versatile separated living areas.
- Kitchen looks out into the patio and rear yard.
- Master suite complete with walk-in-robe and semi-ensuite with main bathroom.
- Bathroom with shower and a bathtub.
- Laundry features a long bench, white gloss tile splash-back and ample cupboard space.
- Split system airconditioning (2)
- Bedroom 2 has direct access to the back yard.
- Solar panels.
- Colorbond patio extends off the house and drive-through carport, easily fitting 4 cars if needed undercover. Outdoor blinds close this massive area in, perfect for entertaining year round.
- Outside - 6 Veggie planters, chicken coop, big grassed area and a shed (2.9m X 2.9m).

For more information contact Matt Hemsworth on 0488 070 954

## More About this Property

<b>Property ID</b>	JBQHRD
<b>Property Type</b>	House
<b>House Size</b>	509 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

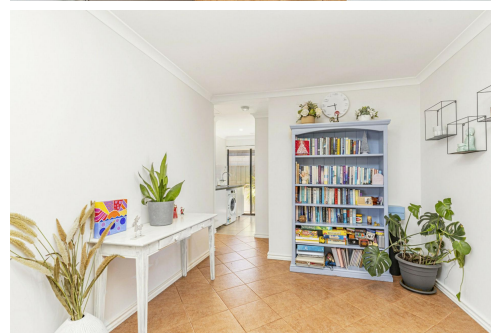
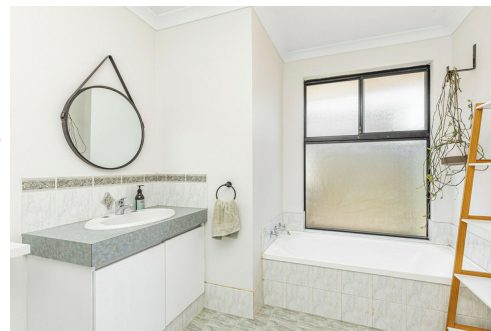
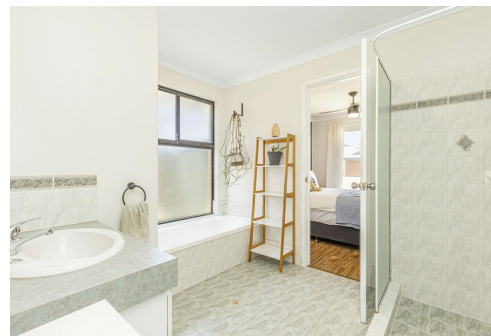
**Matt Hemsworth 0488 070 954**

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## 6 Kirke Cove, Merriwa

For information and guidance purpose only / Measurements shown are approximate



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