



10 Caen Way, Mindarie

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## HUGE 833SQM BLOCK, MINDARIE OASIS!

Welcome to 10 Caen Way —set in a quiet street in Mindarie

### LOCATION IS KEY

This single storey Mindarie home sits in a quiet pocket with a short stroll to Halmsted Park, Bellport Park and Tennis courts. You are walking distance to the schools, Peter Moyes Anglican, Mindarie College and Quinns Baptist. Mindarie Marina is close by with its many cafes and restaurants, unwind, relax and watch life go by! You are a short drive to Ocean Keys shopping centre and train station.

### WHAT YOU GET

The home sits on a rare large 833sqm block and designed for coastal living with plenty of indoors and outdoors areas to relax and unwind & entertain guests. The master suite to the front of the home is inviting with its welcoming soft relaxing décor, the ensuite has been fully renovated, a great space to escape and you will feel like you are in a hotel. Generous walk-in robe to the master bedroom.

The main double door entrance leads into a sunken room with many

### FOR SALE

'Expressions of Interest'

### VIEW

By Appointment

### AGENTS

Chrys Timpson  
0424 839 055  
chrys.timpson@ljhpxp.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

options, a quiet space, library or home gym, and 2nd formal area to the front for multiple living zones. For the work from home members of the family there is a designated home office. The three further bedrooms are to the rear of the home sharing the family bathroom and separate wc. One of the bedrooms are large enough for a teen retreat or guest suite with two double robes, the other two bedrooms both have double robes.

The central hub of the home is the living area with the sunken lounge/dining overlooking the kitchen, the clever use of storage and cabinetry has filled every part of the kitchen with a central island bench to gather family together! The kitchen has had stone effect makeover on the benchtops, you will be impressed! For those cosy nights in there is a gas fire for the winter months. The home is all about outdoor life and entertaining guests and the whole family. There are sliding doors leading out to the pool and alfresco area, from either the main living, large guest suite/teen retreat or through the laundry area. Second outdoor living area and large lawn area for the kids and pets to play, heaps of space for everyone! Raised seating area out the back with fire pit, lawn and separate double garage with extra parking out the front.

The main highlight has to be the sparkling below ground salt chlorinator pool which you can view from most living zones in the home.

#### ALL THE EXTRAS

- Smeg 6 burner gas hob, electric oven, new range hood
- Dishwasher, microwave
- Multiple living zones
- Daikin reverse cycle air con, zoned areas (recently serviced)
- Exposed character beams to living and kitchen, vaulted ceilings
- Retic to gardens
- Storage racking and work bench to the double garage
- Attic/roof has been fitted out for extra storage with ladders
- Solar panels for cheaper bills!
- Instantaneous gas hot water
- High ceilings

#### ALL THE IMPORTANT STUFF

Built - 2000

Block —833sqm

Living area 205sqm (240sqm approx. under main roof)

Shire rate - \$2900 (approx.)

Water rates - \$1200 (approx.)

Contact: Chrys Timpson 0424839055

Email: [chrys.timpson@ljhpwp.com.au](mailto:chrys.timpson@ljhpwp.com.au)

#### MORE DETAILS

Property ID	3UX8FGJ
Property Type	House
House Size	240 m <sup>2</sup>
Land Area	833 m <sup>2</sup>

**Chrys Timpson 0424 839 055**

Sales Executive | [chrys.timpson@ljhpwp.com.au](mailto:chrys.timpson@ljhpwp.com.au)

**LJ Hooker City Residential (08) 9325 0700**

Shop 30, 82 Royal Street, EAST PERTH WA 6004  
[cityresperth.ljhooker.com.au](http://cityresperth.ljhooker.com.au) | [hello@ljhpwp.com.au](mailto:hello@ljhpwp.com.au)



