



10 Rainham Avenue, Mindarie

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#### FOR SALE

Offers from \$1,349,000

#### VIEW

Sun 22nd Feb @ 12:30PM - 1:00PM

#### AGENTS

Chrys Timpson  
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#### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

Welcome to 10 Rainham Avenue - a home that doesn't whisper "nice house" ... it purrs "stay a while."

Tucked into a quiet Mindarie street but dangerously close to cafés, cocktails, and coastline temptation, this elevated stunner is serving space, style, and serious poolside energy.

If houses had personalities, this one would be confident, charming, and absolutely not afraid of eye contact.

Let's Talk Location (Because Yes, It Matters)

Walk or drive to the Mindarie Marina for coffee dates, sunset drinks, or "we'll just have one" dinners that turn into a whole evening.

Schools, parks, Ocean Keys shopping - all nearby. You're central, connected, and smug about it.

Inside: Where the Magic Happens

This single-storey charmer brings four bedrooms, two bathrooms, and three living zones - because everyone deserves their own space (and occasionally their own tantrum).

Main Bedroom = Main Character Energy

The master suite sits proudly at the front like it owns the place (because it kind of does).

Renovated ensuite? ?

Seamless shower? ?

Walk-in robe big enough for questionable shopping decisions? ? ? ?

Across the hall: a theatre room that can be:

- Movie den
- Fifth bedroom
- Home office
- Dramatic retreat from family life

You decide. No judgement.

The Heart of the Home (AKA: Where Snacks Are Made)

The chef's kitchen is bold, generous, and loves an audience - featuring a statement island bench, plenty of storage, and direct viewing to the living area, games room, and pool.

Yes, you can cook and supervise chaos simultaneously.

Outdoor Living That Understood the Assignment

Slide open the doors and step into a huge, fully enclosed all-weather alfresco with raked ceilings. This space says:

"Barbecue in winter. Cocktails in summer. Parties all year."

And then... the pool.

Saltwater. Sparkling. Fresh liner (Oct 2025).

It's basically teasing you.

Wait - There's a Pool Room

Oh yes.

A separate pool room with WC, vanity, shower and its own split-system air-con.

Guest suite? Teen hangout? Gym? Poolside bar?

Absolutely yes to all of the above

Bedrooms That Refuse to Be Called 'Minor'

Three more bedrooms - all doubles, one king-sized - with robes and a renovated family bathroom featuring a standalone bath that screams "leave me alone for 20 minutes."

Extras (Because This House Is an Overachiever)

- Extra-height double garage (tall cars welcome)
- Two hot water systems (no cold-shower betrayal here)
- Plantation shutters (classy, always)
- Near-new evaporative air-con
- Reticulated gardens
- Secure, elevated front yard for kids, pets, or dramatic entrances
- High ceilings for big energy living

The Boring But Necessary Stats

- Built: 2000
- Block: 735sqm
- Living: 212sqm
- Shire Rates: approx. \$3,300
- Water Rates: approx. \$1,500

Final Word

This isn't just a house.

It's a coastal lifestyle with confidence, a pool that steals the show, and enough space to live, laugh, hide, and host in style.

10 Rainham Avenue, Mindarie

Come for the house. Stay for the vibe.

## MORE DETAILS

Property ID	3UVEFGJ
Property Type	House
House Size	212 m <sup>2</sup>
Land Area	735 m <sup>2</sup>

**Chrys Timpson 0424 839 055**

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