



3 Maldon Place, Parklands

Country Manor Style Home on 2.05HA with 231 m2 Shed

- Best offer over \$1,875,000
- Built 1995
- 516 m2 total build area excl. shed (internal floor 301.6m2, pool area 138m2, garage 41.3m2, alfresco/verandah 35.7m2)
- 231m2 (18.5m x 12.5m) shed with pit, toilet & shower
- Indoor pool with solar blanket
- Water tanks x2 approx. 100,000 litres each, plus two smaller 23,000l water tanks behind shed
- New bore installed Feb 26
- Bitumen driveway from street up to front door
- Aviary & chook area

The ultimate family retreat in Parklands.
This super private and secluded semi-rural retreat is set on 5 Acres (20,500m2) of bush in the sought after Parklands area.
Located only a 10-minute drive to Mandurah, 5 minutes to freeway off ramp and close to all amenities.

This 301m2 elaborate country manor styled home further boasts an indoor pool area of 138m2, as well as a 231m2 powered dual access shed, with pit, shower & toilet.

4 3 2

FOR SALE
Please Call

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The living area has been finished with high cathedral style ceilings, exposed beams, decorative cornices and ceiling roses, spacious family and games room, built in bar with granite top, a separate theatre/lounge room, roller shutters, evaporative air conditioning, fireplace, and a study with built in cupboards.

The large kitchen is the hub of the home overlooking the dining area and fireplace, games room and family room. There is direct access from the kitchen to the undercover 35m² alfresco zone. The kitchen comes complete with a gas hot plate, dishwasher, large pantry, breakfast bar, plenty of storage and preparation space.

The generous Master suite boasts plenty of natural light, an inspiring outlook over the grounds, a large walk-in robe, new carpets & curtains, and a new ensuite with shower.

The remaining 3 bedrooms are located to the rear of the home and are all queen sized with built in robes, and all fitted with ceiling fans.. The study/home office boasts new carpet and abundant storage space.

Entertaining is a breeze in this home, with an indoor below ground pool with solar heating from the roof.

On the other side of the home, you have a fully enclosed patio area that is perfect for all year round entertaining, plus a gazebo area (water tank #2) set amongst the beautifully manicured gardens and grounds.

The massive workshop (approx 18.5m x 12.5m) is complete with 3 phase power, a mechanic's pit, a pot belly stove, sink, shower, hot water, and toilet.

Plenty of extra parking for all the big toys, plus a lean-to area attached to shed suitable for boat/trailer or caravan.

The home also features an alarm system, double garage, 2 underground water tanks (one serves as gazebo area too), auto reticulation, an aviary with canaries and a chook/fruit tree enclosure.

Improvements :

- New en suite bathroom
- New carpets to master, smart lounge & study
- New curtains to master
- New bore 3 phase pump installed Feb 26 located by shed (another non-operational bore by entrance)
- Shed has extra thick concrete floor, 3 phase power, pit with 4 fluorescent lights & power, hot water, toilet & shower
- Two water tanks (approx. 100,000 L) and two smaller water tanks by shed (approx. 23000L)
- Extensive Bitumen driveway from street all way to front door
- Wood burning fireplace
- Indoor pool with solar blanket on roof
- 3KW solar
- Evaporative A/C approx. 2 yrs old services all main house except 3 minor bedrooms (ceiling fans).
- Cathedral type ceilings in living & games area.

Here is your chance to escape to the country and enjoy the lifestyle this property has to offer.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Tony Dos Santos and LJ Hooker Property Experience provide this information without any express or implied

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MORE DETAILS

Property ID	4TV4FF2
Property Type	House
Land Area	2.05 hectare

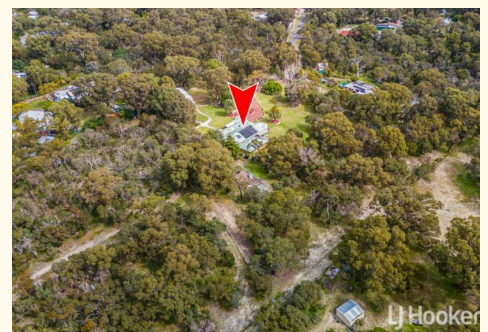
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