403 Mulga Drive, Parklands

# 5 Acre Country Home with 91m2 powered shed

- Best offer over $1,395,000
- 2.05 HA / 5 Acres/ 20500 sqm
- Built 1992
- 4x2x2
- 178m2 internal area
- 345m2 total build area
- First owner
- Bore
- Shed 12.07m x 7.56m
- Mostly level land
- Games room

Driving through the gated driveway one is mesmerised by the greenery, from the tall self-cleaning palms to the owner planted gum trees, and not to mention the gorgeous garden beds and plants overlooking the expansive patio.

Located on the premium Mulga Drive is this 2.05 lot, with a single level solid brick residence comprising of: 4 bedrooms, private lounge as you enter, two bathrooms, store, double carport, games room with bar, and a 91m2 powered shed with two entrances.

4 2 2

**FOR SALE**
Best Offer Over $1,395,000

**VIEW**
Sat 31st Oct @ 11:00AM - 11:30AM

**AGENTS**
Tony Dos Santos
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**AGENCY**
LJ Hooker Mandurah
(08) 9586 5555

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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The master is en-suite (shower), and faces NW. The other 3 bedrooms are located to the rear and are serviced by a family bathroom with separate toilet, shower & bath.

The lounge, kitchen & dining areas are conveniently warmed up in winter by a free standing wood burning fireplace.

The kitchen overlooks the beautiful trees and plants, and there is a double slider opening into the large patio.

There is a bonus separate games/snooker room/mans cave with corner built in bar privately located to the rear opening to the patio for comfortable entertaining.

The bore feeds water to the tank by the shed, where the pump is located and in turn feeds the house.

There is plenty of room for additions (STCA) and the rear has recently been fenced by the Shire.

This home will suit a young family, or a trade professional offering plenty of storage space in tranquil environment.

- Retic
- Evaporative a/c manual switch
- Super high shed 91m2, powered, two doors, concrete floor plus smaller garden shed
- Store attached to house
- Two gas bottles
- 114m2 partially new veranda/patio space overlooking lush gardens & trees
- 38m2 carport
- Lemon, Mandarin, and passionfruit trees
- Partially fenced
- Septic tank with leach drain serviced 3 y ago
- Spa to remain as is, plus 1-bedroom free standing BIC will stay
- Rainwater tank not in use
- Bore litres undetermined

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 warranty as to its accuracy or currency.

## MORE DETAILS

| | |
|---|---|
| Property ID | 4TW7FF2 |
| Property Type | House |
| Land Area | 2.05 hectare |

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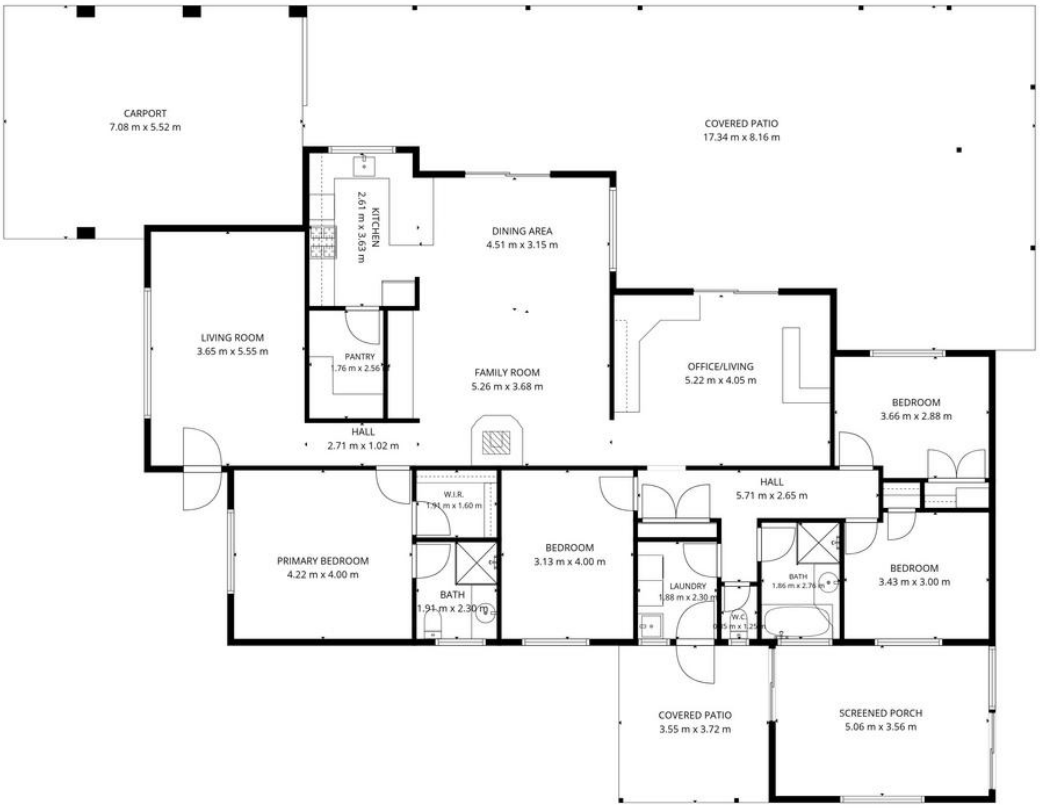


**TOTAL: 175 m2**
1st floor: 175 m2
EXCLUDED AREAS: SCREENED PORCH: 18 m2, COVERED PATIO: 114 m2, CARPORT: 38 m2, WALLS: 12 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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