



5 Melita Rise, Pearsall

Modern Design, Effortless Living, Prime Pearsall Location

Positioned in the sought-after suburb of Pearsall, this well-presented 3-bedroom 2-bathroom home offers a comfortable and low-maintenance lifestyle with a practical, modern layout.

Built in 2014, this home makes an immediate statement with its sleek exposed concrete surrounds and reticulated garden beds, creating a clean, modern aesthetic with minimal upkeep and stand out street appeal.

Inside, you're welcomed by a versatile front living area that can be used as a lounge, home office or study. High ceilings throughout enhance the sense of space, while Daikin ducted reverse cycle air conditioning and sheer with blackout double roller blinds provide year-round comfort.

The home opens into a light-filled open plan kitchen, dining and living area. The kitchen is well-equipped with stone benchtops, 900mm stainless steel appliances and a pantry, offering both functionality and style for everyday living.

The master suite is a true retreat, complete with a four-door floor to

3  2  2 

FOR SALE

Please Call

AGENTS

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AGENCY

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ceiling mirrored built-in robes and a generous ensuite boasting a double vanity and ample storage. Two additional double-sized bedrooms include floor to ceiling mirrored robes and are serviced by a well-designed family bathroom with bathtub, shower, and storage.

A separate laundry with access to the outdoor courtyard adds convenience, while the double remote garage with shopper's entry and rear access provides secure and practical access into the home.

Location Highlights:

Enjoy a highly convenient lifestyle with Salitage Park and playground within walking distance, along with local shops including Pearsall IGA, medical and dental services, Greenleaf Pharmacy, and public transport options. Easy freeway access makes commuting simple and efficient.

For outdoor lifestyle lovers, nearby walking trails and natural surrounds at Lake Joondalup and Parrys Paddock Trail provide plenty of space to explore, while Joondalup City Centre is approximately a 10-minute drive away, offering cafés, restaurants, bars and shopping at Lakeside Joondalup Shopping Center.

Pearsall continues to grow in popularity, valued for its family-friendly feel, contemporary homes and strong community atmosphere. Offering a seamless blend of relaxed suburban living and everyday convenience, it continues to attract both homebuyers and investors looking for long-term value,

For more information or to arrange a private viewing, get in touch today with Emma Mahony on 0416768677. This is a fantastic opportunity to secure a modern, move in ready home in a highly convenient location.

Rates & Dimensions

- Council Rates \$2,276.04 pa
- Water Rates \$1,257.46 pa
- Land Size 318sqm

MORE DETAILS

Property ID	3VDCFGJ
Property Type	House
Land Area	318 m2

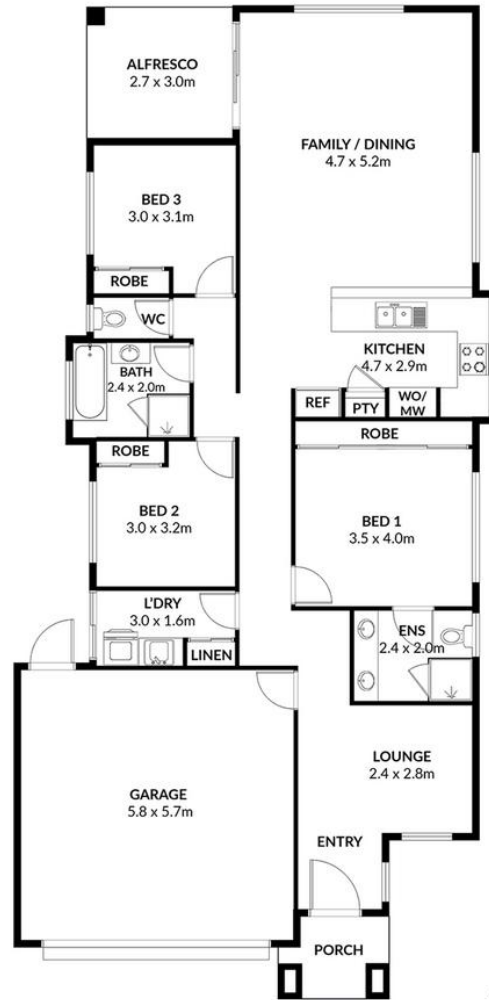
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<i>Approximate Areas</i>	
Internal	134m ²
Garage	36m ²
Alfresco	9m ²
Total Lot Size	318m ²



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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