



Pinjarra, 14 Midsummer Circle

Fantastic Opportunity in Murray River Country Estate

John Ball would like to welcome this great home located in the highly sought out area in Murray River Country Estate which sits just outside of Pinjarra and is surrounded by the rolling green fairways of the Pinjarra Golf Course & close to the Murray River and Reds Zoo.

You'll need to be quick, or you will miss out, as homes in this street and this estate rarely last long. Based on a large 2041m2 block which boast a large brick workshop and next to the already double garage is an additional over height garage for a caravan or boat.

This property sums up a traditional country feeling warm home with 3/4 bedrooms or large study, enclosed lounge room, theatre room or again can be utilised as a 5th bedroom. With open plan living from the kitchen with views to the magnificent manicured gardens and views to the large patio area with cafe blinds to enclose for gatherings in the winter months.

3 2 2

For Sale
Offers Over \$829,000

View
ljhooker.com.au/4Q5MFF2

Contact
John Ball
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Mandurah
(08) 9586 5555

Key features of this home consist off:

- Kitchen with electric oven, gas stove top and fisher & paykel dishwasher
- Open Plan living with wood fire place
- Ducted reverse cycle air conditioner
- Main bedroom spacious with double walk in robe, ceiling fan
- Ensuite with shower and toilet
- Bedroom 2 with double built in robe and ceiling fan
- Bedroom 3 3 door built in robe and ceiling fan
- Hallway has double door linen cupboard
- High Ceilings throughout
- Walk in Storage cupboard
- 2nd Bathroom with shower and bath
- 2nd toilet
- Laundry decent size
- Large Caravan/ Boat Garage approx 9m x 4m
- 2 x working bores, full reticulated front and back yards,
- 16 solar panels on 3kw system,
- 7 x Security Cameras around the house with a monitor in the study/ 4th bedroom
- 2x Instantaneous gas hot water systems
- Large Garage workshop 9.8m x 6.9m
- Corner block with side access
- Water Tank with pressure pump to kitchen
- Huge Gable Patio Area for entertaining summer or winter with pull down cafe blinds
- Block size 2041m2
- Living space 223m2
- Build 2001
- Water Rates approx \$1565 per annum
- Council Rates approx \$2265 per annum

If you are after space for all the toys, potentially a pool then this large corner block will not last long.

More About this Property

Property ID	4Q5MFF2
Property Type	House

John Ball 0418 396 056

Property Consultant | jball.mandurah@ljhooker.com.au

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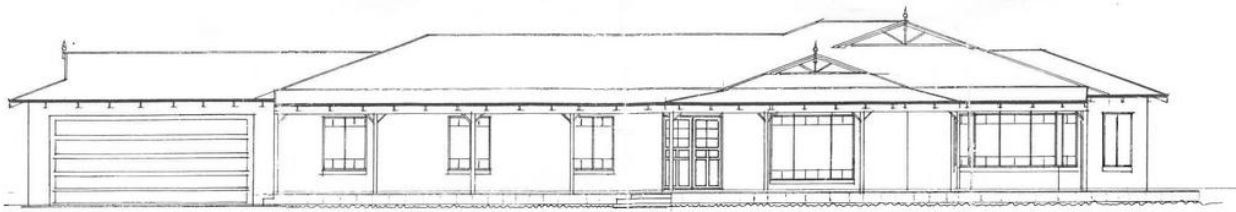
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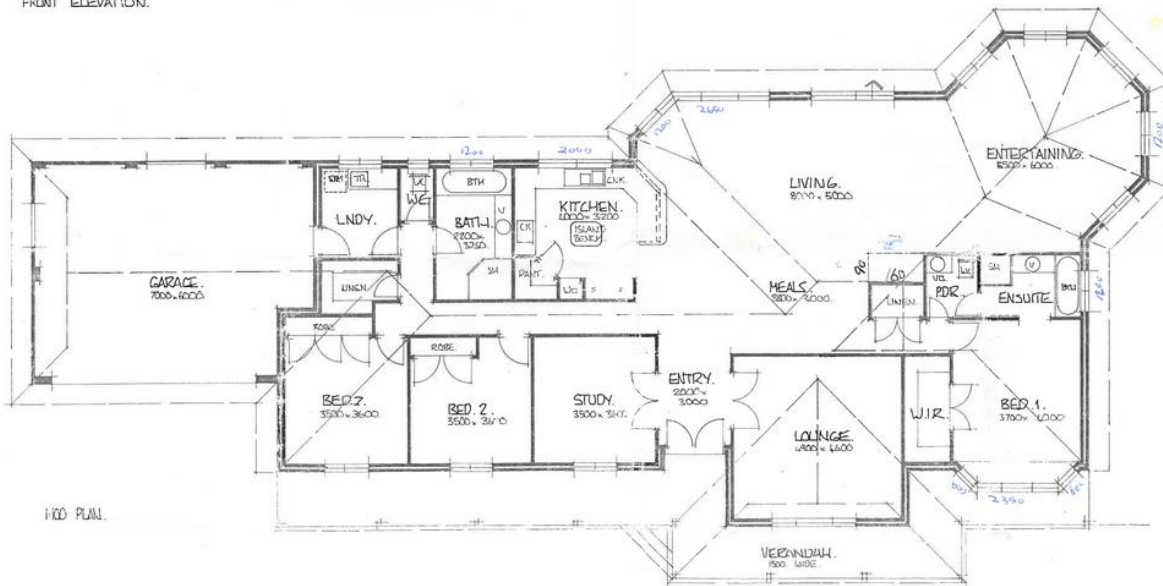


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FRONT ELEVATION.



FLOOR PLAN.

AREA:
HOUSE: 253 m²
GARAGE: 420 m²
VERANDAH: 150 m²

PROPOSED RESIDENCE FOR: EDDY.
ON LOT 11 88 MIDSUMMER CRE RAVENSWOOD.

VOLUME-223 FOLIO-122

BUILDER: STEVEN PECK HOMES
0418 416 240

NORTHSHORE DESIGN 0591 7661