



1A Menzies Place, Usher

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## Spacious Brick Home in a Quiet Cul-de-Sac in Prime Location!

This solidly built brick home nestled in a peaceful cul-de-sac is sure to impress. Ideally located just minutes from St Joseph's Primary School, South West Sports Centre & Swimming Pool, with Dalyellup & Crosslands Shopping Centres and a doctor's surgery nearby, plus Mindalong Beach less than 5 minutes away.

A feature brick wall at the front creates a private courtyard, shielding the home from the street and welcoming you inside. Often deceiving from the front, once inside, you'll be surprised by the spacious layout.

- Oversized front lounge/theatre room with new plush carpet & reverse cycle air-conditioning, perfect for entertaining or relaxing.
- Vintage archways lead into the open plan living, dining, and kitchen area.
- Functional kitchen with ample cupboards, drawers, and bench space.

The master bedroom features plush carpet, large built-in robes, reverse cycle air-conditioning, and a semi ensuite connection to the bathroom which is tiled floor to ceiling and features both bath & shower. Two additional bedrooms also include built-in robes. The laundry offers floor to ceiling storage cupboards and stylish half wall tiles making it super functional.

**FOR SALE**

Offers Over \$599,000

**AGENTS**

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**AGENCY**

LJ Hooker Property South West WA  
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Step outside to the low maintenance, paved outdoor area, which wraps around the rear of the home and continues down one side, to the alfresco just the right size for summer bbq's and all paved for easy care.

Complete with garden beds front & back, the front garden is reticulated, making upkeep easy.

Additional features:

- Carport with automatic roller door
- Lockable security doors at the front, rear, carport and laundry entrances
- Low maintenance design perfect for first home buyers, downsizers, retirees, or investors.

Please register in Propps : <https://prop.ps//gpRowWWo3dYm>

This home is a rare find combining space, style, and convenience in a superb location.

Arrange your viewing today, don't miss out! Call Team Ned Now!

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## MORE DETAILS

Property ID	191SHND
Property Type	House
House Size	112 m2
Land Area	430 m2
Including	Ensuite Toilets (1)

**Rachel Ned MacLeod-Paterson 0488 556 452**

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