

Sold



8 Bluff Way, Mindarie



## Easy To Enjoy!

Current bid \$405,000. To be sold by open negotiation at 7pm on the 16th October 2019

Fantastic coastal comfort and convenience await you here in the form of this delightful 4 bedroom 2 bathroom family home that sits just minutes away from Quinns Rocks Beach, the magnificent Mindarie Marina and only walking distance to the lush Halmstad Park and a plethora of other sprawling local reserves.

Beyond an impressive façade lies a carpeted front lounge room that welcomes you inside off the entry and precedes the low-maintenance flooring of an open-plan family and dining area that is brilliant in its functionality – as is a large adjacent games room, essentially tripling the amount of personal living options on offer throughout. Incorporated into the design of the central hub is light, bright and practical kitchen where a Simpson gas cooktop, a separate Baumatic oven, a Whirlpool dishwasher and a storage pantry meet a handy internal shopper's entrance door via the remote-controlled double garage – complete with side access to the rear of the property.

A spacious front master suite is totally separate from the minor sleeping quarters and leaves heaps of room for a "parent's retreat" or sitting area, alongside a walk-in wardrobe and a private ensuite bathroom with a shower and toilet. The games room also provides seamless outdoor access to a full-width pitched entertaining patio, overlooking the lawns of a pleasant

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15730

### Agent Details

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### Office Details

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backyard where there is plenty of space for a future swimming pool, if you are that way inclined.

Only footsteps separate your front door from restaurants, bus stops, Quinns Baptist College, Peter Moyes Anglican Community School, Mindarie Senior College, Quinns Rocks Primary School and excellent sporting facilities, whilst the likes of the Quinns Mindarie Surf Life Saving Club, Ocean Keys Shopping Centre, Clarkson Train Station and the freeway can all be easily accessed within a matter of minutes. That enviable location and lifestyle you so richly deserve is waiting for you right here – right now!

Other features include, but are not limited to:

Easy-care flooring to the kitchen, carpet to all bedrooms

Split-system air-conditioning to games room

2nd/3rd/4th bedrooms with built-in robes

Separate bathtub and shower to the main bathroom

Efficient laundry with a storage cupboard, a separate 2nd toilet and outdoor access

Foxtel connectivity

Gas hot-water system

Reticulation

Low-maintenance gardens

511sqm (approx.) block

Built in 1999

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*