

Leased



49 Meridian Drive, Mullaloo



## COASTAL LIFESTYLE

Commandingly nestled on a private and secluded spacious block, this immaculate 4-bedroom, 2- bathroom family home overlooks a majestic nature reserve and sits within a very close proximity to Mullaloo Heights Primary School, other outstanding educational facilities, the lovely Charonia Park, the crystal-clear waters of Mullaloo Beach and a whole lot more!

Sit down, put your feet up and indulge at the end of the working day, also capitalising on an entertainer's dream of a shimmering blue resort-style below-ground swimming pool that is overlooked by a fantastic rear all-weather patio area next to a very low-maintenance yard.

Features include:

- Double doors reveal a beautifully tiled open-plan family, kitchen, and meals area
- Kitchen with breakfast bar, quality bench tops, a gas cook top, a separate oven, a double fridge recess, dishwasher and plenty of storage
- Split system reverse cycle air conditioner to large formal lounge area
- Queen-sized 2nd/3rd bedrooms with ceiling fans (one of the bedrooms has a two-door built-in robe)
- Single-sized 4th bedroom or "study" with a two-door BIR
- Practical main bathroom with a three-door vanity and a bath with shower head
- Two-door storage cupboard to entry, plus hallway linen cupboard
- Separate laundry and second toilet

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<b>Price</b>	\$850 Per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	28109

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
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**XCEED**   
REAL ESTATE

- Swimming pool on lower level of yard with a lovely, grassed area
- Double lock-up garage, plus extra parking for a boat, trailer, caravan or utility vehicle
- Solar power panels
- SORRY NO PETS CONSIDERED

A little about the location:

Conveniently located just minutes away from Tom Simpson Park, the Mullaloo Beach Hotel, Mullaloo Surf Life Saving Club, Mullaloo Plaza shops and medical centre, the new-look Westfield Whitford City Shopping Centre, Hillarys Boat Harbour, public transport, the freeway and Mullaloo Beach Primary School, this stylish haven and its exceptional location will almost certainly be the envy of your extended family and friends. Make the most of the coast in the best way possible!

### **HOW TO BOOK AN INSPECTION FOR THIS PROPERTY**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled Happy house-hunting!

### **IMPORTANT INFORMATION:**

1. Every person attending a home open needs to register their details individually and separately - anyone over 18 not registered may be denied entry due to capacity and Covid Register compliance
2. If there is no home open time listed, register your interest and you will be alerted when a time is booked - please do not enquire requesting a viewing as you will not receive a response
3. Due to the sheer volume of enquiries, we receive in this market, we cannot accommodate private inspections so please ensure you or a representative for you attends the scheduled time booked
4. If you live outside of the Perth Metro area and physically cannot attend a viewing or have a representative attend for you, please email the leasing consultant direct to discuss.

*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.*