

Sold



30 Sandgate Way, Marangaroo



## Space, Convenience, and Your Own Private Oasis!

Superbly located close to local high schools, primary schools, and numerous parks, 30 Sandgate Way is a fun-loving 4-bedroom family home that offers spacious living areas and a great time in the summer!

Featuring 4 great-sized bedrooms and a single bathroom with a separate bath perfect for the kids, this home provides ample space for the whole family. The carpeted lounge room area adds a cozy touch, while the split system air-conditioning and heating ensure comfort throughout the year.

The combined kitchen and dining area is ideal for meals together, with electric cooking and plenty of space for preparation.

But the real treat lies in the huge outdoor grassed area and the huge swimming pool! Spend endless hours of fun and relaxation in your private oasis. With a single carport featuring a manual roller door, your vehicle will be safe and secure. The property also boasts healthy green surroundings and security screens for added peace of mind.

Ideally situated in a fantastic neighborhood, 30 Sandgate Way is located close to Rawlinson Primary School, Kingsway Christian College, Alexander Heights Shopping Centre, Kingsway City Shopping Centre, and many more local amenities. Everything you need is just a short distance away.

Don't miss the opportunity to make this wonderful 4-bedroom family home

🛏️ 4 🗺️ 1 🚗 1 📏 701 m<sup>2</sup>

**Price** SOLD for \$632,000  
**Property Type** Residential  
**Property ID** 29593  
**Land Area** 701 m<sup>2</sup>  
**Floor Area** 142 m<sup>2</sup>

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

your own. Currently rented at \$605 per week till July 2024

*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.*