

Sold



8, 4 Allum Green, Merriwa



## UNDER OFFER BY KIERA SIMPSON

Discover the epitome of convenience in this immaculate 2-bedroom, 1-bathroom single story unit, nestled in a secure over 55s gated complex. Boasting a prime location opposite the scenic Coldstream Park and mere steps from the sprawling Davilak Park, this residence offers a home, a comfortable lifestyle, and a sense of community.

Step inside to find generously sized bedrooms, providing ample storage space. The main bedroom offers a unique touch with courtyard access and a bathroom featuring an integrated laundry for added convenience. The heart of this home is the well-appointed kitchen, boasting stainless steel appliances, including a gas hob and electric oven, and overhead cabinets. Imagine preparing meals with a lovely outlook over the courtyard and lush green gardens, bringing nature indoors.

The living area exudes warmth, creating a cosy ambiance that flows seamlessly into the dining space, equipped with a split-system air conditioner for year-round comfort. Open the doors to the spacious front courtyard, featuring easy-care garden beds, and enjoy the serene view of the adjacent parklands. For your convenience, a single lock-up garage with a sectional door and shopper's entrance is included. Additionally, the complex offers a common area with a manicured lawn, BBQ facilities, and two gazebos – perfect for social gatherings - or enjoy a relaxing picnic in the nearby green open space.

🛏 2 🗺 1 🚗 1 📏 66 m2

**Price** SOLD for \$350,000  
**Property Type** Residential  
**Property ID** 29917  
**Land Area** 66 m2  
**Floor Area** 1,496 m2

### Agent Details

Kiera Simpson - 0414 441 445

### Office Details

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

**XCEED**   
REAL ESTATE

Benefit from a location flanked by two beautiful parks, a few minutes from excellent schools for the grandkids, and just a short drive to Quinns Beach, Merriwa Plaza, Clarkson Station, and the Marina Mindarie.

Features include:

- Single level unit - no stairs!
  - Two bedrooms, one bathroom/laundry
  - Well-maintained Over 55s complex
  - Picture-perfect parkland location
  - Split system air conditioning
  - Built-in robes to master bedroom
  - Stainless steel cooking appliances
  - Single lock-up garage with shopper's entry
  - Secure entrance with electric gate
  - Generous courtyard with easy-care gardens
- 
- Strata Fees' Approx: \$525 per quarter

Location (approx distances):

100m Davilak Park

180m Bus stops on Baltimore Pde

800m Merriwa Plaza

660m Merriwa Primary School

2.5km Mitchell Freeway entry

3.1km Quinns Beach

4.2km The Marina Mindarie

Don't miss your chance to make this haven your own – contact Kiera Simpson today on 04414 441 445 or email [kiera@xceedre.com.au](mailto:kiera@xceedre.com.au) to book your look!

*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.*