



### 31 Misty Meander, GREENFIELDS FOR SALE

#### 5 bedroom house

This beautifully renovated home is unlike any we have seen. A spacious home where everything has been thought of and with the feel of a Broome inspired sanctuary. Everything about this home is big.

Meticulously designed with the highest quality luxury finishing throughout this resort style home offers all the modern conveniences, entertaining spaces and stylistic touches you deserve.

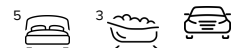
5 bedrooms and 3.5 bathrooms, theatre room, rumpus room, large open kitchen and dining area the house itself will appeal to anyone looking for more space for a large family. Two of the bedrooms have their own ensuites and walk-in robes. The master bedroom has to be seen to really be appreciated; it is Massive and the ensuite is almost a room on its own. With an open bathroom and adjoining room that would make a wonderful parents retreat, office, therapy room...the options are endless as this room has access to the back garden area through fully opening, slide backdoors. The gardens are fully matured and lovingly maintained. They have a tropical feel with the sound of tinkling water and split-level backyard with its own retreat at the end of the garden.

The huge back, decked patio is an entertainers dream. It overlooks stunning views and sounds of soothing water features and meditative landscape, terrace gardens where you get a sense of peace and tranquillity and the perfect space to relax after a busy day.

For those with teens, adult kids or looking to share this home with retired parents maybe, or if you are looking to entertain or have guests stay for longer periods. This home would make a great B&B or short stay guest house and would work well for a yoga or spa business, so prepare to be impressed.

So why not take a meander to 31 Misty Meander. Here you can live the good life, crabbing, fishing, boating, or simply enjoying the peaceful ambience from your front porch.

Surrounding Area: In a superbly tranquil location opposite picturesque nature reserve and so close to the river, this wonderful home oozes character, charm and ambience.



**Denise Lewis**

Principal - Lewis Holloway Property

**M:** 0412 877 613

**E:** [denise.lewis@smileelite.com](mailto:denise.lewis@smileelite.com)

Listen to the birds, take a stroll or go for a canoe down the famous Serpentine River and gorgeous Goegrup Lake where you could easily kayak your way around Mandurah.

Situated directly opposite a well-established nature reserve with a large lawned area for the kids to kick a ball around and walk trails. Close to all facilities, services and shopping, yet in a quiet street.

5 minutes from Murdoch University, Mandurah TAFE, schools, Peel Health Campus, Mandurah Train Station and the new Forum shopping complex.

Landscaped Gardens: With a workshop, 3 sheds and a shade house, 5kw Solar Panels and solar hot water system and filtered water to the entire home and garden not only will you save money but also save the environment.

Landscaped Gardens: With a workshop, 3 sheds and a shade house, 5kw Solar Panels and 24 panel solar hot water system and filter water to the entire home and garden not only will you save money but also save the environment.

Features: Some of the many features of this home are:

5 bedrooms, (2 with their own ensuite bathrooms) 3.5 bathrooms  
 Laundry with built in cupboards and deep porcelain sink  
 Large Lounge/Theatre room & Rumpus room  
 Large open kitchen with plumbing for fridge  
 Dining room opens to the outdoor entertainment area  
 All water coming into the house is filtered through a filter on the mains water line.  
 5kw Solar through 22 panels & Solar hot water systems  
 Connected to NBN and deep sewerage  
 All gardens reticulated off a bore  
 2 reverse cycle air conditioners & ducted heating/cooling  
 Gas heater point in open plan dining area  
 Large workshop and a further 3 storage sheds  
 Shade house  
 Steel and timber framed, raised sitting/meditation area  
 Large front entrance deck with timber roof and downlights & Double Carport  
 A huge decked back entertainment area with pond and water features, built in barbeque on mains gas with a servery and storage under.

### Features

Built-In Robes  
 Dishwasher  
 2 Ensuities  
 3 Living Areas  
 Rumpus Room  
 Study  
 Balcony  
 4 Carports  
 Deck  
 Fully Fenced  
 Outside Entertaining Area  
 Secure Parking  
 Shed  
 Air Conditioning  
 Ducted Cooling  
 Ducted Heating  
 Gas Heating

### Land size

796.00 Sqm



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TOTAL APPROX. FLOOR AREA 230.3 SQ.M. (2479 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.