



**16 Burley Griffin Mews, Joondalup**

**SOLD BY GARETH KENNEDY!**

Now is the time to grab a bargain!

Built by renowned builder Dale Alcock, this larger than average, family home sits on a 635sqm block and is located in a quiet cul-de-sac, just minutes away from Joondalup Primary school, parks, bus routes, Candlewood Shopping Centre, the main Joondalup shopping precinct and train station. This delightful 3 bedroom 2 bathroom home would be ideal for a family or potential downsizer.

Starting at the front of the property you enter into a tiled hallway with the spacious master bedroom located to the front of the property with built in glass fronted sliding robes, views over the well maintained front garden and ensuite with single vanity, WC and shower.

In the heart of the property is the generous sized carpeted formal lounge and second bedroom which benefits from access to the main bathroom. A family bathroom, with bath, shower, vanity, and separate W/C, laundry.

To the rear of the property is a neat kitchen with stainless steel appliances including range hood, gas cook top, oven and plenty of bench space, flowing perfectly onto the tiled dining area and family room. It's ideal for great family living.

Outside is a generous paved alfresco that wraps around the side of the home, with a step up to large but low maintenance garden, so it's all easy care. There is a large double carport at the front of the house, and beautiful front gardens.

This property is in a perfect location. The primary school is a very short 2-3 min walk down the road, as are the shops, Windermere Park and the bus route with the train station approximately a 2 minute drive.

Internal accommodation and features;

- 150sqm of living
- Spacious formal lounge
- Three generous sized bedrooms, master with en-suite and bedroom 2 with semi en-suite
- Well planned kitchen opening to tiled dining area
- Family room
- Ducted reverse cycle air conditioning,
- Double carport with rear access and paved driveway providing ample parking

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another 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 enquires in order to determine whether or not this information is in fact accurate.

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635 sqm

**From \$449,000**

ID# 11349131974



**Gareth Kennedy**  
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