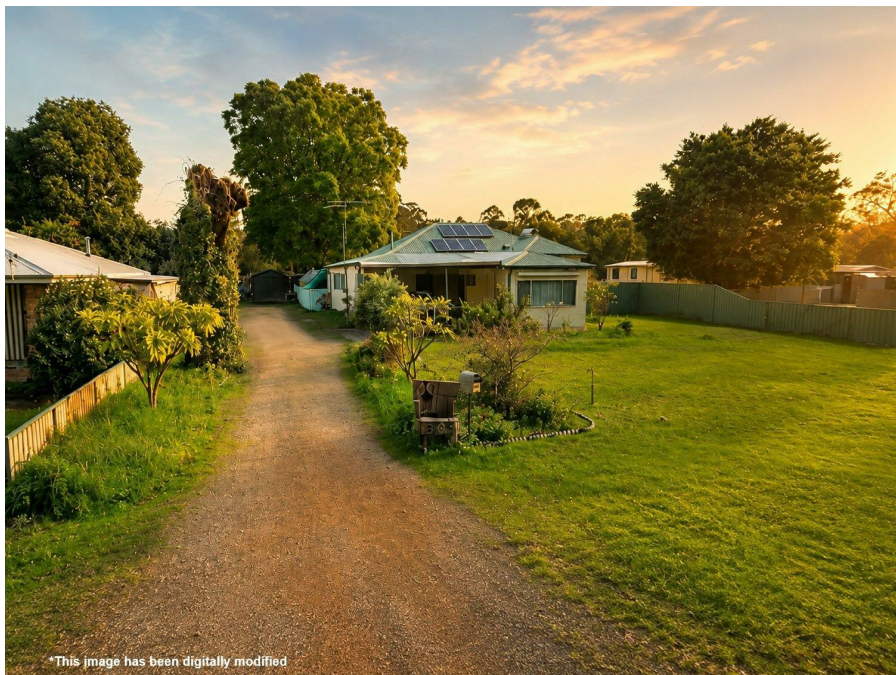


136 Paterson St, Mundijong, WA 6123

Under Contract

House 3  2 



\*This image has been digitally modified



## Country Living on a Huge 2,459sqm Block

Enjoy the charm of country living with the convenience of town amenities just minutes away. Set on a generous 2,459sqm block, this character-filled cottage offers space, comfort and exciting future potential, positioned close to planned residential growth.

### Features:

- Large 2,459sqm block
- Character cottage
- 3 bedrooms
- 2 bathrooms
- Sleepout – ideal for guests, office or hobby room
- Central living area with cosy wood fire
- Kitchen with gas cooktop
- Ducted evaporative air conditioning
- Solar hot water system
- Separate outdoor laundry
- Workshop
- Plenty of room for vehicles, sheds or gardens

### Great Location:

- Close to Mundijong Town Centre
- Walk or short drive to local shops, cafes, IGA and essential services
- Nearby bus services to Byford and Armadale
- Easy access to schools, parks and major transport routes

A fantastic opportunity to secure a spacious lifestyle property with plenty of room to enjoy today and future potential tomorrow.

For further information contact Dahlia Rechichi - 0418 920 742.

### Open for Inspection

By Appointment.

### Listed By

Giovanni Rechichi  
Phone: (08) 9398 4000  
Mobile: 0418 948 714

