

Sold



## Superb, Absolute Park Front Villa

Open by private inspections only! Call Simar Singh on 0433 767 296.

Simply move right in and enjoy the view with this high-spec villa, close to fantastic shopping amenities, bus routes and great schools.

With three bedrooms and two bathrooms on a secure 320sqm survey strata block, this super-private property offers high-quality finishes, reverse-cycle air conditioning, a sunny alfresco under the main roof and a lock-up garage.

Entry into the spacious living, dining and kitchen zone immediately sets the bright and welcoming tone - neutral tiling, blonde wood laminate flooring, high ceilings, recessed lighting and sliding glass doors out to the rear garden. In the kitchen itself, enjoy a generous breakfast bar, stylish pendant lighting, stone benchtops, soft-closing drawers, a double sink, a large gas stove and hob and plenty of storage.

Heavy duty quality carpets with underlay take you through to a fully-tiled, family-sized bathroom with dual vanity, bath and separate shower. There are two good-sized minor bedrooms with built-in robes and a generous main suite with air conditioning, walk-in robes and a fully-tiled ensuite with a frameless shower. There's also a laundry with ample cupboard space and

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|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 27433       |

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

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direct access to the side garden, as-new roller blinds on all windows, an alarm system, a lock-up garage and a separate storage area.

Outside, enjoy your morning cup of coffee beneath the covered alfresco, all the more private and protected thanks to a motorised screen to one side. Artificial lawned areas and ultra-low maintenance garden beds add to this lovely home's move-in-ready appeal.

Downsizers or retirees will love that it's only minutes to major transport routes and Westfield Galleria, while small families can enjoy a quick walk to Hampton Park Primary. Just across the road is Emberson Reserve, a huge swathe of greenery and a peaceful respite for all ages, with bus routes and every amenity on its doorstep. Contemporary and immaculate, come home to this beautifully presented and private haven by contacting Simar Singh on 0433 767 296.

#### Features:

- 3 bedrooms, 2 bathrooms
- Opposite leafy Emberson Reserve
- Covered alfresco with motorised shade blind
- Recently painted
- High-quality carpets and finishes
- Split system air-conditioning
- Sliding doors to rear garden
- Lock-up garage
- Stone kitchen benchtops
- Window blinds throughout
- 31-course ceilings
- Recessed LED lighting
- Internal alarm system
- Node 1 Wireless Signal Dish installed for fast Internet speed
- Easy-care artificial lawn and gardens
- Walk to primary school
- Minutes to Westfield Galleria

#### Location (approx. distances):

|                             |       |
|-----------------------------|-------|
| Hampton Park Primary School | 500m  |
| Waltham Reserve             | 650m  |
| Tonkin Highway              | 850m  |
| Weld Square Primary School  | 1.1km |

Bayswater Waves aquatic centre 1.6km

Charlie's Fresh Food Market 2.0km

Coventry Village Shopping Centre 2.7km

Westfield Galleria 2.8km

Guildford 8.0km

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\* Interested parties must be sure to undertake their independent enquiries.

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