

Sold



10B Suso St, Woodlands



## Parkside Family Paradise

Overlooking Sweeting Reserve this highly desirable dress circle location is tightly held by long term residents that are reluctant to move from this super handy yet secluded slice of paradise. Location, Location, Location!

Pristine, as new, 4 bedroom, 2 bathroom family home boasting 3 generous living areas, solar heated below ground pool and low maintenance gardens opposite acres of delightful parkland in a peaceful, highly desirable enclave within trendy Woodlands. This fine home and fabulous lifestyle on offer is sure to attract strong interest!

The welcoming, light filled entry foyer features French oak engineered flooring and a hand-crafted Tasmanian oak staircase. A wide passage leads you towards the rear open plan living zone that incorporates a quality built fully fitted kitchen with jarrah highlights, Corian benchtops, Bosch induction cooktop and Schweigen super quiet exhaust system. The adjoining meals and living room overlook the 9m x 2m lap pool with sliding doors that seamlessly open onto the covered rear alfresco and garden.

Adjoining this main living area is a separate activity/theatre room that could also be utilised as a large home office if desired. The master bedroom with "his & hers" robes, generous ensuite with large shower and twin vanities is also conveniently located on the ground floor.

🛏 4 🚿 2 🚗 2 📏 451 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27665
<b>Land Area</b>	451 m2
<b>Floor Area</b>	347 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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

**XCEED**   
REAL ESTATE

The first floor comprises 3 large Queen-sized bedrooms (all with built-in robes), main bathroom with full bath, separate shower and separate w/c as well another living/multi- purpose room that incorporates a kitchenette and boasts delightful parkland views. Sliding doors open onto a large front balcony with ample space for entertaining family & friends in style.

For further details or to view this home by private appointment please call Ian Fatharly on 0411 886 183.

#### OTHER FEATURES

- \*All flooring throughout home (excluding wet areas) are engineered, imported French Oak
- \*Solar heated, salt chlorinated below ground pool with automatic chemical feed, built in solar blanket, timer controlled LED lights and spa jets to seated area
- \*Extra high ceilings to ground floor
- \*Hot and cold outdoor shower
- \*Energy efficient Rinnai instant gas hot water system
- \*Poured stone aggregate around home. Honed around pool and alfresco
- \*Approximately 5 years old, the home is still under builder's structural warranty
- \*2 x ducted reverse cycle inverter air-conditioning systems, programmable with App operation from mobile phone if desired
- \*Insulation to ceilings-fibreglass batts
- \*Automatic reticulation from mains water
- \*Double garage with rear/side access, remote controlled door and storage area
- \*Solar roof venting
- \*Spacious fully fitted laundry adjoining the kitchen with external door and double wash basins.
- \*Low maintenance established garden
- \*451 SQM lot
- \*Enough space at rear for children's cubby house, trampoline or swing set.

#### AREA HIGHLIGHTS

- \*Opposite child and pet friendly Sweeting Reserve
- \*Jackadder Lake, Woodlands Primary School and Woodlands Shopping Centre all located only a short stroll away
- \*Churchlands Senior High School, Newman College and Hale School all withing walking or easy bike riding distance
- \*Quick access to other local and major shopping centres including Floreat

Forum, Karrinyup Shopping Centre, Herdsman Fresh and Westfield Innaloo

\*Major bus routes located nearby including the Circle Route and special events bus to Optus Stadium

\*Surrounded by numerous other public amenities including Sweeting Reserve, Woodlands Reserve, Wembley Golf Course, Hamersley Golf Course, Bold Park Aquatic Centre, sports fields, tennis clubs and picturesque Herdsman Lakes.

\*Only a few km to glorious coastline and approximately 10km to the city centre

\*Easy quick access to the freeway – north & south

#### OWNER'S LIFESTYLE NOTES

\*The park across the road feels like having your own park even though it is used by others.

\*A secluded, quiet corner, close to the beach, which is good, walking and swimming and for fishing in early morning and evening. You can often catch a feed of herring or tailor.

\*Easy access to get on the freeway, north or south.

\*A local shopping centre with café and Farmer Jack's supermarket.

\*Jackadder Lake within walking distance and good for early morning walk before breakfast.

\*Close to Wembley and Hamersley public golf courses.

\*Close to Floreat Forum for Woolworth or Coles and Westfield Innaloo

\*Such a lovely area to live in!

*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.*