

Sold



14 Montash Retreat, Woodvale



## A FINE FEDERATION

Situated in a whisper quiet cul-de-sac, this extensively renovated and extra roomy family home sits proudly on a 711sqm block.

Wide shady return verandahs lead to the impressive entry foyer, then once inside you'll find 4 big bedrooms, spacious study and 2 superbly renovated bathrooms.

There's a huge living room off the entry plus a big, well appointed and renovated kitchen overlooking open plan dining and family rooms.

A separate games completes the living areas whilst the spacious laundry features plenty of bench and cupboard space.

Outdoors is simply magnificent, the massive all weather patio features an outdoor alfresco kitchen with granite bench tops plus built in barbecue, rangehood and sink.

Adjustable weather blinds provide year round outdoor entertaining plus there's a shady lawn area for the children.

Other features include:

- An extra high freestanding carport for a boat, van or 3<sup>rd</sup> car.
- Double lock up garage with shopper access to the entry and a separate lock up store area.
- Extra high ceilings to every room.
- 5 reverse cycle air conditioners.

4 2 2 711 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15562
<b>Land Area</b>	711 m2

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

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

**XCEED**   
REAL ESTATE

- Decorative turned posts to the return verandahs.
- Additional direct shopper access to the kitchen from the verandah.
- A 900mm wide oven with 5 burner hotplates and concealed rangehood above, dishwasher plus walk in pantry and plenty of bench and cupboard space to the kitchen.
- Double vanities and a spa bath to the huge ensuite.
- Fitted walk in robe to the big main bedroom plus double robes to the other 3.
- Double linen plus huge separate brooms cupboard.
- Auto reticulation to the lush lawns and gardens.
- Security alarm system.
- Big powered garden shed.
- Shire rates approximately \$2,200.00
- Water rates 1,209.51

This fine Federation oozes timeless appeal and is perfectly positioned with North Woodvale Shopping Centre, Woodvale Nature Reserve, Woodvale Primary School plus Chichester Park all within a 5 minutes stroll

*This unique home ticks all the boxes. To inspect please phone Steve Harber on 0407 246 733*

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.