







Family Charm and Comfort

4 2 2 772m2

An overwhelming sense of warmth and character pervades this beautifully-presented 4 bedroom 2 bathroom home in sought-after North Woodvale where the majestic Woodvale Nature Reserve, the Chichester Park community clubrooms and playing fields, bus stops, North Woodvale Primary School, The Woodvale Tavern, restaurants and Woodvale Shopping Centre are all only just a matter of footsteps away.

A wide double-door entry foyer separates a sunken front lounge from a carpeted formal dining room – both intricately possessing decorative ceiling roses whilst finding themselves reserved for those special occasions. This part of a highly-functional floor plan also plays host to a study with built-in storage cupboards and plenty of potential to convert into either a fifth bedroom or nursery, if ever required.

Totally segregated from the rear minor sleeping quarters, the spacious master suite doubles as a haven of parental relaxation where a ceiling fan, split-system air-conditioning and full-height fitted built-in wardrobes meet a generous ensuite bathroom with a large shower, a toilet, heat lamps and plenty of privacy. Most of your casual time will be spent within the central part of the residence where an open-plan – and versatile – family and games room can be set up to suit your personal needs whilst being overlooked by a

Price	SOLD
Property Type	Residential
Property ID	15615
Land Area	772 m2

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tiled country-style kitchen and meals area with a recessed ceiling fan, an over-sized fridge and freezer recess, a decent walk-in pantry, five-burner gas cooktop, twin Electrolux ovens and a quality Bosch dishwasher.

Outside, a massive patio-entertaining area boasts a built-in mains-gas barbecue and will more than comfortably cater for absolutely any family occasion, whilst the sprawling backyard leaves heaps of room for a future swimming pool, if you are that way inclined. Completing this exceptional package is a remote-controlled double garage with internal shopper's access and a carpeted studio that also works well as a powered "tradesman's" workshop with a back door leading out to the patio and beyond.

Also close to Woodvale Secondary College, Woodvale Primary School, the Woodvale Public Library, more local shopping and eateries at Woodvale Boulevard, the freeway, public transport at Whitford Station, our pristine coastline and further shopping and entertainment options at the new-look Westfield Whitford City and revamped Lakeside Joondalup Shopping City, this solidly-built abode has "convenient living" written all over it. Treat your loved ones to something special, here!

Other features include, but are not limited to:

- Sunken formal lounge room with a gas bayonet, high ceilings and a striking feature wall
- Separate formal dining room with a delightful bay window and a pleasant front-garden aspect to look out to
- Huge carpeted family and games rooms with reverse-cycle cassette air-conditioning, a gas bayonet for heating, a bookcase and seamless outdoor access to the patio
- Carpeted front study with split-system air-conditioning
- Queen-sized 2nd bedroom with carpet, built-in robes and a ceiling fan
- Huge carpeted 3rd bedroom with a fan, BIR's and a built-in computer desk
- Carpeted double-sized 4th bedroom with a fan, BIR's and a desk of its own
- Spacious main bathroom with a separate shower and bathtub
- Separate 2nd toilet
- Functional laundry with a walk-in linen press, broom cupboard and outdoor access to the rear
- Tiled entrance foyer
- Large corner garden shed with provisions to install power if necessary
- Feature ceiling cornices and skirting boards throughout
- Solid timber doors and trimmings
- 3kW solar power-panel system
- Foxtel connectivity
- Gas hot-water system
- Security doors throughout
- Fully-reticulated lawns and gardens
- Spacious 772sqm (approx.) block
- Ample driveway parking space

- Side access
- Built in 1989

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