

Sold

REAL ESTATE

## 6 Woodford Wells Way, Kingsley



### Open By Private Inspection - An Absolute Pleasure!

This property will be open by private appointment, please call today to arrange a viewing.

This charming 3 bedroom 1 bathroom brick-and-tile residence is as solid as they come and makes for a perfect first home or starter property in a wonderful family-friendly location, tranquilly nestled right between the lovely Greenwich Park and the sprawling Kingsley Park playing fields.

Beyond a leafy frontage lies a spacious formal lounge that wraps around to the dining room, with the adjacent family area leaving room for casual meals in the form of a breakfast bar off the impressively-renovated kitchen. Alongside double sinks, a stainless-steel range hood, gas cooktop and a separate oven, the highlight of the quality modern inclusions are sparkling stone bench tops that capture your imagination upon first glimpse.

At the rear, a massive pitched entertaining patio combines with plenty of paving for low-maintenance outdoor entertaining, overlooking lush backyard lawns and a splendid corner garden deck in the process. All bedrooms have ceiling fans, including a larger master that also boasts full-height mirrored built-in wardrobes.

3 1 1

Price	SOLD
Property Type	Residential
Property ID	16782

#### Agent Details

Adam Whitford - 0406 616 608

#### Office Details

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

**XCEED**   
REAL ESTATE

Stroll to Creaney Primary School, The Kingsley Tavern and fresh food at the local Kingsley Shopping Centre whilst also enjoying a very close proximity to public transport at Whitfords Train Station, shopping, restaurants and the Woodvale Public Library at Woodvale Boulevard, easy freeway access, Woodvale Secondary College and other excellent educational facilities, Craigie Leisure Centre, Westfield Whitford City, beautiful beaches and Hillarys Boat Harbour. With most of the hard work already done here, all you have to do is bring your things and take full advantage of both the comfort and convenience that this outstanding property has to offer!

Other features include, but are not limited to:

- Large single-width lock-up garage with roller door, space for a workshop and access to the rear
- Gleaming timber floorboards
- Split-system air-conditioning (to lounge/dining room, master bedroom and the second bedroom)
- Ducted air-conditioning
- Additional storage in lounge room
- Ceiling fan to family room
- Patio access from family room
- Kitchen storage pantry
- Tiled kitchen splashbacks
- Mirrored built-in robes to 2<sup>nd</sup> bedroom also
- Contemporary main bathroom with heat lamps, a separate shower and a bathtub
- Practical laundry with built-in storage and internal hanging space
- Double hallway storage cupboard
- Feature down lighting
- Feature skirting boards
- Security doors and screens
- Lush established gardens
- 679sqm (approx.) block
- Built in 1980 (approx.)
- Short walk to bus stops

If you are concerned in any way about making an appointment please contact us to learn about our Health and Safety Protocols.

*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.*