

Sold



## Delightful Street-Front Living!

This charming 3 bedroom 1 bathroom brick-and-tile villa headlines a tranquil group of just three properties and is as solid as they come, allowing its occupants to enjoy a very short stroll to the sprawling Chichester Park playing fields at the end of the street in the process.

Beyond a gorgeous established rose garden lies a carpeted formal front lounge and dining room that is reserved for those special occasions and can be set up in any way, shape or form you desire. The central kitchen is neatly tiled and features character brickwork, a storage pantry, a linen press (or second pantry cupboard), double sinks, a Westinghouse oven and a separate gas cooktop for good measure.

Low-maintenance flooring graces the adjacent open-plan family and meals area that extends outdoors to a private backyard where a lovely covered patio offers paved entertaining whilst complementing a lush green lawn patch, a lock-up brick storage shed and two additional tool sheds – one down the side and the other at the rear of the residence. Back inside, all three bedrooms are carpeted for complete comfort – the pick of the bunch being a larger master suite at the front of the floor plan, boasting a ceiling fan, split-system air-conditioning, mirrored built-in wardrobes and semi-ensuite access into a practical bathroom with a shower and separate bathtub more than enough to cater for everybody's personal needs.

With equal distance separating the home from North Woodvale Primary School, Woodvale Secondary College and Woodvale Primary School and nestled just footsteps away from bus stops, other local parks and reserves,

3 1 1 369 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16933
<b>Land Area</b>	369 m2

### 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

The Woodvale Tavern, Woodvale Shopping Centre and picturesque Yellagonga Regional Park walking trails, you will soon find that this absolute gem of a buy is ideally positioned for living convenience, no matter who you are. Down-size without compromise, bring your belongings and move straight on in, here!

Other features include, but are not limited to:

- Gas bayonets in both formal and casual living/eating areas
- Additional ceiling fan and split-system air-conditioning unit to the open-plan family/meals space
- 2nd/3rd bedrooms with built-in robes
- Tiled laundry with internal shopper's entry via the remote-controlled single lock-up carport
- Separate toilet
- Hallway broom cupboard
- Outdoor power points to patio area
- Freshly painted
- Ducted-evaporative air-conditioning
- Feature skirting boards
- NBN internet connectivity
- Gas hot-water system
- Reticulated lawns and gardens
- Two separate driveways – ample parking space out front
- Side access
- Solar power
- Close to Woodvale Boulevard Shopping Centre, restaurants, community amenities, the freeway and Whitfords Train Station
- Craigie Leisure Centre and Open Space nearby
- Minutes away from more shopping at Westfield Whitford City
- Easy access to beaches, Hillarys Boat Harbour and more

*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.*