

Sold



53 Churchlands Avenue, Churchlands



## Location & Lifestyle

Price Reduced! Make an Offer!

Location perfect this practical single level family home enjoys a delightful bushland outlook opposite the back entrance of Churchlands Senior High School – the quietest neighbour you could have and perfect for teenagers to instantly walk to school!

Freshly improved with new paint, carpets and blinds this light filled 4 bedroom 2 bathroom home set on a generous 802 SQM block with a private north/east facing garden offers the next fortunate owners a sought after ultra-convenient lifestyle.

Accommodation includes an open plan lounge and dining room or home office, fully fitted kitchen with pantry and a spacious family room featuring a high vaulted ceiling.

Located within tightly held Churchlands Private Estate, nestled between picturesque Herdsman Lake and glorious coastline, the home is surrounded by an abundance of public amenities including a selection of highly regarded private & government schools, local & major shopping centres, parks, nature reserves, lakes, pristine beaches and very convenient public transportation.

For further details or to arrange a private viewing please contact IAN FATHARLY on 0411 886 183 or email [ian@xceedre.com.au](mailto:ian@xceedre.com.au).

## OTHER FEATURES

\*Freshly painted and carpeted

\*Ducted evaporative air-conditioning system

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	17771
<b>Land Area</b>	802 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

- \*Double garage with remote controlled doors
- \*Workshop and store room to rear of garage
- \*Garden reticulated from own bore
- \*Gas storage hot water system
- \*Solar power system
- \*Underground power for a neater streetscape
- \*Attractive bushland reserve outlook
- \*Generous 802 SQM block with ample space for a pool if desired

#### AREA HIGHLIGHTS

- \*Within highly desirable Churchlands Primary and Churchlands Senior High School catchment areas.  
Churchlands High rear gate access is less than 50 metres away.
- \*Easy walking or bike riding distance to Newman College and Hale School
- \*Quick access to local and major shopping centres including Woodlands, Floreat Forum, Karrinyup, Herdsman Fresh, The Downs and Westfield Innaloo
- \*Major bus routes located within a 5 minute walk including the Circle Route and special events bus to Optus Stadium
- \*Surrounded by numerous other public amenities including Wembley Golf Course, Bold Park Aquatic Centre, sports fields, picturesque Herdsman & Jackadder Lakes and tennis clubs
- \*Only a few km to glorious coastline and approximately 10km to the city centre

*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.*