



**46 Valencia Avenue, Churchlands**



## Vibrant & Refreshingly Different

Looking for a special home, warm and inviting with strong architectural lines, ample family accommodation with separate zones and a private back garden with a pool? Then this spotless entertainers' resort is a must see!

Stylishly Incorporating extra high vaulted ceilings with exposed feature timber beams, stunning large window walls and a funky fireplace to the upper floor, the huge open plan living areas open on onto a wrap-around timber entertaining deck that enjoys elevated inland tree-top views and a full view of the back garden and family sized pool area-ideal for keeping a close eye on the kids. The large kitchen, with quality appliances and generous cupboard space, and meals area are at the heart of the upper floor living and entertaining area.

The private parents' level, located at the front of the home, boasts a 5-star hotel sized bedroom, with generous walk-in robe and a fully renovated ensuite bathroom, that opens onto a private courtyard retreat.

On the lower level, at the rear of the home, a separate kids' wing incorporates a theatre or games room with built in bar/kitchenette, 3 bedrooms (all with built in robes), main bathroom (with twin basins) and a separate laundry with ample bench and linen cupboard space. The games room flows perfectly out onto the back garden and pool area- a perfect heaven for kids and pets.

Located within Churchlands Primary School and Churchlands Senior High School catchment areas, surrounded by parklands and various sports fields, tennis courts, shopping centres, public transport, Wembley Golf Course and close proximity to the coast and city centre you are spoilt for choice with the

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**Price**  
**Property Type**  
**Property ID**

**SOLD**  
**Residential**  
**17774**

### 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

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abundance of conveniently located amenities.

For further details or to arrange a private viewing of this fine home please call Ian Fatharly on 0411 886 183.

#### OTHER FEATURES

- \*Below ground salt chlorinated pool, glass fenced with floating pool cover
- \*Paved entertaining area
- \*Grassed rear child friendly back garden
- \*Double garage with automatic door and large storeroom
- \*Automatic reticulation from mains water
- \*Solar hot water system
- \*Gas heating points to lower and top floor living areas
- \*Ample additional parking on the wide paved driveway
- \*Underground power to the area-for neater streetscape

#### AREA HIGHLIGHTS

- \*Within highly desirable Churchlands Primary or Woodlands Primary School (your choice) as well as Churchlands Senior High School catchment areas
- \*Walking/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 few minutes walk including the Circle Route and special events bus to Optus Stadium
- \*Surrounded by numerous 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

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