

31 Loton Street, Woodlands







Location! Location!

Oh la' la'…….there has already been strong off market interest in this superbly located, yet secluded, residence so be sure not to miss this Saturday's first home open.

Circa 1960's 3 bedroom character home with jarrah boards and high ceilings set on an elevated north facing 809 SQM block with wide 22.3m frontage in one of Woodlands premier whisper quiet enclaves only 100 metres from family friendly Sweeting Reserve.

Much loved the neat home features 2 living areas that enjoy delightful garden & bush aspects and a separate kitchen with walk-in pantry. Externally the private child and pet friendly shady back garden incorporates a covered alfresco area, large studio/teenage retreat and workshop and mature trees.

Surrounded by numerous public amenities, various schools, parks, shopping centres and public transport this prime block value opportunity offers a highly sought-after lifestyle.

For further details or to view this home by appointment please call Ian Fatharly on 0411 886 183.

OTHER FEATURES
*Combustion heater to living room
*Jarrah floorboards and high ceilings
*Elevated position with delightful north facing bush aspects
*Single covered carport
*Automatic reticulation to garden from mains water

3 1 1

Price	SOLD
Property Type	Residential
Property ID	24534

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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XCEED REAL ESTATE

*Large rear studio/teenage retreat and workshop
*Built-in robes to bedrooms 1 & 2
*Elevated 809 SQM north facing block with 22.3m frontage
*Renovate or demolish & build your dream home!

AREA HIGHLIGHTS
*Within highly desirable Woodlands Primary and Churchlands Senior High School catchment areas. Both within easy walking distance.
*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 nearby including the Circle Route and special events bus to Optus Stadium
*Surrounded by numerous other public amenities including Sweeting Reserve, Woodlands Reserve, 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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