







As New Lakeside Splendor

Two-year young light filled family sanctuary boasting large open plan living areas, 4 large bedrooms (master on ground floor), high ceilings, low maintenance child friendly back garden and an absolute move-in and enjoy lifestyle!

An extra-large central living area incorporates a stylish stone-top fully integrated kitchen with an adjoining scullery, dining/meals area and family room all flowing seamlessly onto the rear garden and covered party sized alfresco area – perfect for entertaining family and friends throughout the year. A semi-separate spacious activity room or home office is a multi-purpose area that can easily convert to a theatre room if desired.

The first floor is accessed via a feature solid timber and glass staircase where a master sized guest bedroom, semi-ensuite bathroom, 2 additional Queen sized bedrooms and retreat are located - easily catering for growing families.

Set on an easy care 471 SQM green title block within established Floreat Waters Estate on the foreshore of picturesque Herdsman Lake this stunning residence is surrounded by a selection of highly regarded private & public schools, local & major shopping centres and ample public transport. A haven for wildlife and humans alike, with acres of parkland and pathways to run, walk or cycle, Herdsman Lake offers fortunate residents a scenic and peaceful “country” environment with the convenience of city amenities.

For further details or to arrange a private viewing of this stunning home please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

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Price	SOLD
Property Type	Residential
Property ID	24586

Agent Details

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Office Details

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OTHER FEATURES
*Extra large double garage with store/workshop
*High ceilings and large windows for ample natural light
*Feature timber and glass staircase
*High capacity Daikin ducted reverse cycle air-con with 7 zones.
*Auto retic (on drippers to) all gardens
*Room for a pool if desired
*3 phase power
*Gas bayonet to main living area
*Foxtel connection
*NBN connection with additional data points
*900mm Bosch induction hotplate
*600mm Bosch oven + 600mm combination oven/microwave
*Water filtration system to scullery
*Rheem constant flow gas hot water system
*Ample storage to home
*Alarm system
*Security doors and windows
*Remote control ceiling fan to Alfresco
*Synthetic grass back to back yard
*Efficient instant gas hot water heater
*2 year-old home built by Stannard Group

AREA HIGHLIGHTS
*Less than 400 metres to Churchlands Primary School
*An easy 15 minute walk to nearby Churchlands Senior High and Newman College
*A selection of other nearby highly regarded schools include Hale School, St Mary's, Holy Rosary, Holy Spirit and The International School
*Tightly held quiet street mere metres from Herdsman Lake
*Enjoy scenic walks or bike rides around Herdsman Lake and reserve only 200 metres away
*Underground power for a neater streetscape
*Ample public transport nearby including the Circle bus route and special events bus to Optus Stadium
*Quick easy access to the coast and city
*Nearby numerous public amenities include Bold Park Aquatic Complex, Wembley Golf Course, parkland, lakes (including Jackadder Lake), sports fields and hospitals
*A selection of local and major shopping centres include Herdsman Fresh, Floreat Forum, Woodlands Shopping Centre, Innaloo Shopping Centre and Karrinyup Shopping Centre

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