

Sold

313 Benenden Avenue, Alkimos



### Sweet 3x2 Cottage Block Gem

Imagine the convenience of being able to walk your children across the road to school!

This superb three-bedroom, two-bathroom home is the perfect entry point property for first homebuyers, located in family-friendly Alkimos. Just 2.5 kilometres from the coast and Eden Beach Foreshore Park, this absolute gem occupies a 270sqm cottage block opposite Alkimos Primary School, and is surrounded by local parks.

Surprisingly spacious, the home also offers a study, perfect for those working from home or an additional activity room for the kids. The minor bedrooms feature built-in robes and Venetian blinds, and are serviced by a light and airy bathroom with a tub. The master bedroom includes a walk-in robe and ensuite.

The central kitchen includes a four-burner gas cooktop, electric oven, canopy rangehood, double sink and Bosch dishwasher, and overlooks a lovely, light-filled open plan living and meals area. Sliding doors lead outside, where a paved courtyard awaits your inspiration.

Features include:

3 2 2 270 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25228
<b>Land Area</b>	270 m2

#### Agent Details

Graeme Correy - 0419 902 309

#### Office Details

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**XCEED**   
REAL ESTATE

- Three bedrooms, two bathrooms
- 270sqm cottage block
- Additional study/activity room
- Open plan living and meals area
- Well-equipped kitchen including dishwasher
- Built-in robes, walk-in robe to the master bedroom
- Reverse-cycle air conditioning to main living area
- Paved courtyard
- Double lock-up garage with rear lane access
- Close to schools, parks, shopping & transport
- 850m to Butler Station

Seize the opportunity to join this vibrant northern coastal community in the City of Wanneroo, with offers from just \$329,000. Contact Graeme Correy from Xceed Real Estate TODAY, on 0419 902 309.

*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.*