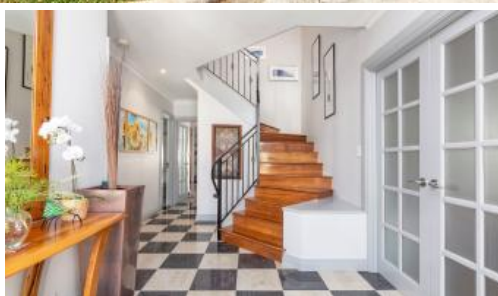


Sold



24 Winterbell Ct, Churchlands



## Room For All The Family

OPEN BY APPOINTMENT ONLY-Call or email Ian Fatharly to arrange your viewing.

Located in highly desirable Abbey Brook Estate, loved for its whisper quiet tree lined streets nestled between bushland and excellent amenities, this delightful family home has been designed to accommodate 3 generations of family with a purpose built granny or teenagers zone on the ground floor incorporating its own kitchen, living area and private courtyard.

The rear ground floor of the home features a stylish well equipped kitchen with granite bench-tops, open plan living room boasting skylight windows, separate activity/theatre, spacious laundry, home office and a possible 5th bedroom/music or hobby room.

The first floor is accessed via the feature timber staircase with an open plan landing, study nook or reading area, 3 additional generous sized bedrooms and main bathroom with separate w/c.

Fully walled for privacy, space and seasonal weather utilisation, outdoor entertaining consists of front and side courtyards as well as rear alfresco and below ground pool.

This tightly held, conveniently located enclave is walking distance to Churchlands Primary School, Churchlands Senior High School, Newman College, various sports fields, parkland, lakes and public transport.

Currently tenanted till June 2022 this home would suit a family seeking to lock in their future home at today's price or a long term investor wanting a

4 2 2

**Price**

**SOLD**

**Property Type**

Residential

**Property ID**

25510

### 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**

quality very rentable home in a sought after school zone.

For further details or to arrange a private viewing appointment of this fine home please call IAN FATHARLY on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

#### OTHER FEATURES

- \*Below Ground pool with timber deck and solar pool blanket
- \*Double garage with remote controlled door and store/workshop
- \*Ducted reverse cycle air-conditioning
- \*Poured limestone paving around home
- \*Side garden storage shed
- \*Set amongst an established lush gardens

#### AREA HIGHLIGHTS

- \*An easy 5 to 10 minute-walk to Churchlands Primary, Churchlands Senior High and Newman College
- \*Underground power for a neater streetscape
- \*Established tree lined estate
- \*Ample public transport nearby including the Circle bus route and special events buses
- \*A selection of highly regarded private and public schools nearby include Hale School, Newman College, St Mary's, Churchlands Primary, Churchlands Senior High, Holy Rosary, Holy Spirit and The International School
- \*Quick easy access to the coast and city centre
- \*Nearby numerous public amenities include Bold Park Aquatic Complex, Wembley Golf Course, parkland, lakes, sports fields and hospitals
- \*Surrounded by numerous local and major shopping centres including Herdsman Fresh, Woodlands Shopping Centre, Floreat Forum, Innaloo shopping precinct and Karrinyup Shopping 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.*