

23 Tiliqua Crescent, Wandi







Charming Façade and a Spacious Corner Block

4 2 2 462m2

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact Ken Yan immediately on 0488 886 698 to become qualified and avoid disappointment. Open to all buyers, subject to seller approval.

Luxurious family living awaits at 23 Tiliqua Crescent. This impressive four-bedroom, two-bathroom family home boasts an additional separate theatre room, study nook and a fantastic alfresco entertaining area. Your family will love the comfortable, relaxed lifestyle Wandi offers, with close proximity to public playgrounds, excellent local schools and Kwinana station.

The welcoming façade of this home offers farmhouse charm, with great positioning on an elevated corner block. A front porch and brightly lit entryway invite you into the home, and the spacious open dining and living rooms offer the perfect spot for family meals. Set up the home office in the study nook, or utilise it as a convenient spot for the kids to do their homework. The separate theatre room will encourage family movie nights, or provide an ideal escape for the older kids.

Cooking will be a breeze in the well-appointed kitchen, with stainless steel appliances including dishwasher, 900mm electric oven, gas cooktop and integrated rangehood. You will find plenty of storage space in the overhead cabinetry, generous drawers and separate walk-in pantry.

Featuring a double sliding door to the side yard and a vast walk-in robe, the master suite is a luxurious parents' retreat. Unwind at the end of a long day in the exquisite ensuite, double basins, ample cabinetry space, and a separate

Price	SOLD
Property Type	Residential
Property ID	26606
Land Area	462 m2

Agent Details

Ken Yan - 0488 886 698

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

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WC. The stacked stone wall in the oversized shower is a feature all on its own, with two removable showerheads providing practicality.

Three queen-sized minor bedrooms will accommodate the kids as they grow, each complete with double mirrored robes and roller blinds. The family bathroom radiates elegance and comfort, and is complete with a stone feature wall, bathtub, and oversized vanity.

Enjoy entertaining in the spacious front courtyard and side garden, a benefit of the sizeable corner block. Protected from the weather beneath the main roof of the home, the paved alfresco offers a superb place for your outdoor furniture and barbeque. The four-legged family member will have a ball running around on the lawn, and at the nearby Darling Dog Park.

To register your interest in this magnificent family home today, contact Ken Yan from Xceed Real Estate on 0488 886 698.

Features include
• 4 bed, 2 bath family home with additional theatre and study nook
• 462sqm elevated corner block, 201sqm living space
• Double lock up garage
• Paved alfresco and grassed yard
• Stainless steel appliances including dishwasher
• Separate walk-in pantry
• Huge walk-in robe in master suite
• His and her basins and double showerheads in ensuite
• Double mirrored robes to all minor bedrooms
• Timber laminate flooring throughout living zones
• Carpet to theatre and bedrooms
• Downlights throughout
• Ducted air-conditioning
• Laundry with cabinetry and linen cupboard
• Bathtub in family bathroom
• Large open family and dining areas
• Established gardens

Location
• 580m to Honeywood Primary School
• 3.2km to Hammond Park Secondary College
• 3.4km to Hammond Park Catholic Primary School
• 6.7km to Kwinana Town Centre
• 1.1km to Darling Dog Park
• 850m to Wandi Nature Reserve
• 5km to Aubin Grove Station
• 380m to bus stop on Honeywood Avenue
• Quick access to Kwinana Fwy for your journey north or south

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Featuring a double sliding door to the side yard and a vast walk-in robe, the master suite is a luxurious parents' retreat. Unwind at the end of a long day in the exquisite ensuite, double basins, ample cabinetry space, and a separate WC. The stacked stone wall in the oversized shower is a feature all on its own, with two removable showerheads providing practicality.

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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.