


# 22 Tandina Way, Kingsley







## Family Favourite set to Impress

4 2 697m2

*For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.*

Location is a major plus of this sprawling family home situated in one of Perth's most in demand northern suburb locales.

Positioned within 2kms or less of five primary schools, plus many secondary schools, this home has been immaculately maintained and presents as warm family home ready to welcome a new generation.

Set on a large 697 square metre block, there is a big pool and no shortage of backyard space for children to play. Entertaining beneath the pitched pergola is sure to be popular over the coming warmer months.

This charming home boasts 176 square metres of living space, which includes four generously sized bedrooms with built-in robes, and two bathrooms. There is also a formal lounge and dining area, as well as a family room with a high ceiling and exposed beams. Its well-maintained original features include tiled floors, high wood beamed ceilings, an abundance of natural light, feature brick walls and a breakfast bar in the kitchen.

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 26826 |
| **Land Area** | 697 m2 |
| **Floor Area** | 176 m2 |

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

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

XCEED REAL ESTATE

You will be hard-pressed to find another property of this size and quality in this popular suburb, so make sure you register your interest by contacting Tibor Kiss, of Xceed Real Estate, on 0412 200 188.

**Features include:**

Four bedrooms, two bathrooms

176sqm of internal living space

697 square metre block

Tiled and carpeted floors

Below ground swimming pool

Split system air-conditioning

Family friendly, tidy street

Brick and tile construction

Built-in robes to bedrooms

Well-maintained gardens

High ceilings with exposed beams

Entertaining pergola and alfresco area

**Location:**

0.2 km to Goollelal Primary School

Less than 1km to Halidon Primary School and The Montessori School

Just over 1km to Dalmain Primary School

Less than 3km to Warwick Senior High School

2.06km to St Stephen’s School, Duncraig

1.6km to Greenwood College

Five minute drive to Greenwood Train Station

Five minute drive to Kingsley Shops

Less than 10 minutes from the Mitchell Freeway

*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.*