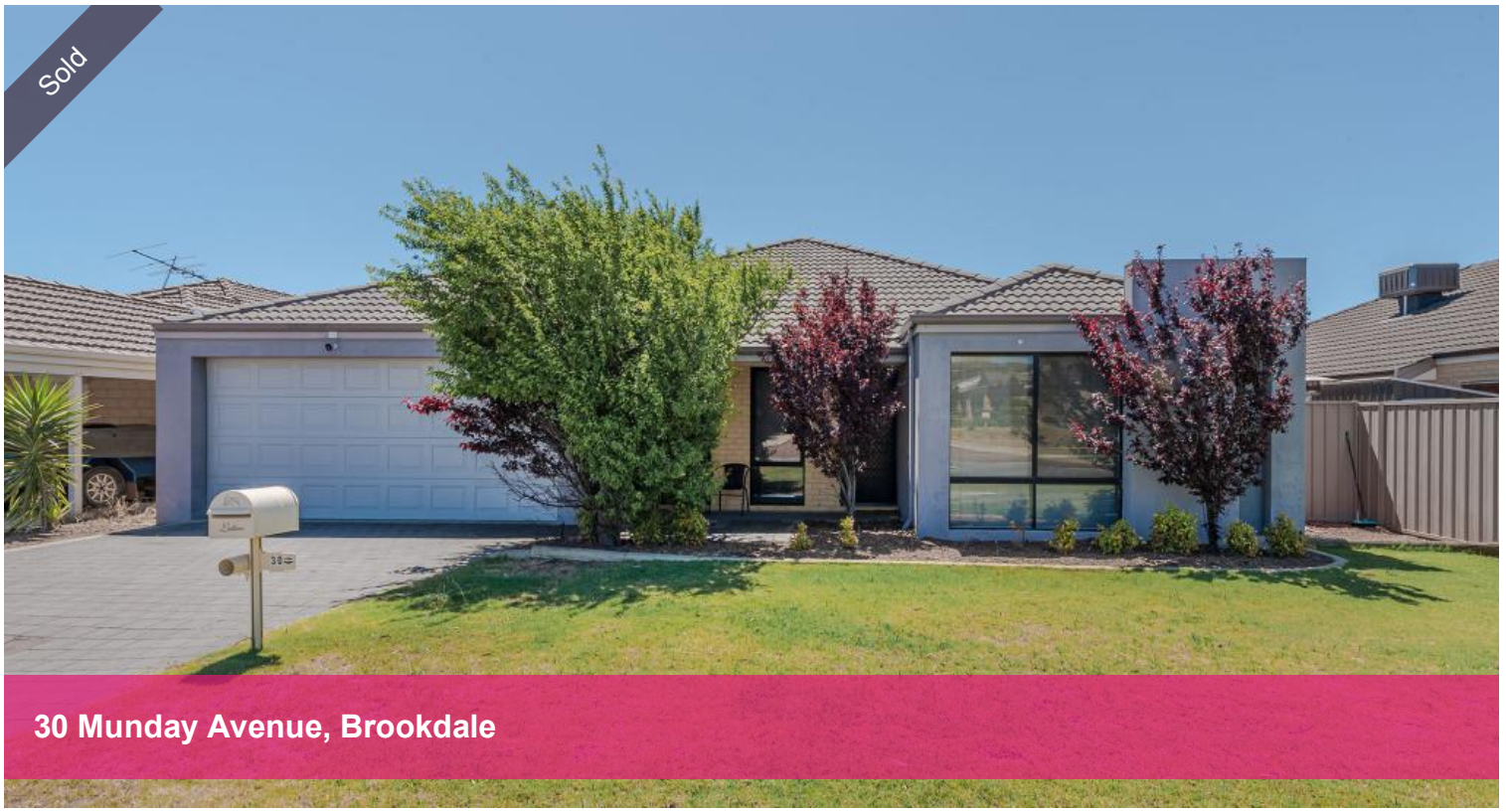


30 Munday Avenue, Brookdale







Spacious Family Home in the Foothills

Situated in the City of Armadale and the tranquil foothills, this four-bedroom, two-bathroom home is perfect for families, downsizers or first home buyers. It's also a ready-made investment as it's currently leased until January 2022.

Occupying a 500sqm block, this home belies its modest exterior with a generous 173sqm of living space. Flooded in light thanks to an abundance of windows, the open plan living and dining area flows out to alfresco dining situated in an easy care and fully-enclosed garden.

Designed with family living in mind, the master bedroom is tucked away from the other bedrooms, plus there is a formal lounge and a study/rumpus room for the kids when they're not out playing in the garden or exploring the many nearby reserves and parks.

Featuring neutral and contemporary décor, your furnishings will fit right in. Built in 2011, this brick and tile home requires very little maintenance leaving you plenty of time to spend with your loved ones in this peaceful location.

With several public and private schools nearby, plus Armadale Shopping City with over 85 specialty stores, cafes and Grand Cinemas Armadale, you don't need to go far for your amenities. You're also close to public buses and the Armadale Train Station as well as main arterial roads including Tonkin Highway, Armadale Road, Roe Highway and the South Western Highway.

4 2 2 500m2

Price	SOLD
Property Type	Residential
Property ID	26896
Land Area	500 m2
Floor Area	173 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 might also be interested to know this region is rapidly becoming known for its many nearby outstanding eateries including Seven Sins Perth Hills, Avocados Café, Nicko's Restaurant and Naked Apple Cider House. You're also a short drive away from Araluen Botanic Park and Golf Resort and the many glorious attractions in the Perth Hills.

Tibor Kiss is ready for your call on 0412200188 or you can contact him at tibor@xceedre.com.au.

Property features:

· Four bedrooms (with built-in robes), two bathrooms

· Spacious light and airy open plan living and dining flowing out to alfresco dining

· Contemporary kitchen with a double sink, stainless steel appliances including a gas cooktop, dishwasher recess and a separate pantry

· Master bedroom is tucked away from the other bedrooms and includes a walk-in robe and an ensuite bathroom

· Formal lounge or home office

· Kid's study or rumpus room

· Main bathroom has a bathtub

· Separate laundry with external access

· Paved patio under the main roof

· Fully enclosed garden with reticulation, established plants, lawn for the kids and pets – there's also plenty of room for a trampoline

· Split-system air-conditioning

· 2011 brick and tile construction

· Double car garage with a shopper's entrance and additional parking

· Neutral contemporary décor

· Easy care tiles

· Currently leased until 24/1/2022

· 500sqm block, 173sqm living space

Location highlights:

· 450m to the Australian Christian College

· 600m to Chiltern Reserve

· 1.2km Kingfisher View Reserve

· 1.7km to Gwynne Park Primary School

· 2.3km to Armadale Reptile and Wildlife Centre

· 2.8km to Armadale Train Station

· 3km to Armadale Shopping City

- 2.7km to Xavier Catholic School
- 4.9km to Haynes Shopping Centre
- 5.3km to Cecil Andrews College
- 5.5km to Armadale Fitness and Aquatic 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.