







Delightful Duplex Half!

Open by private inspections only! Call Simar Singh on 0433 767 296.

This terrific 3 bedroom 1 bathroom semi-detached property offers so much more than it first seems and sits on a very comfortable block that is far more generous than that of most duplex halves of its kind.

Nestled within a quiet street location, the residence welcomes you inside via its tiled front lounge room that also plays host to a ceiling fan and a gas bayonet for heating things up during those chilly winter months. The adjacent dining space helps create a seamless connecting between the lounge and a spacious open-plan kitchen and second-living area.

The kitchen itself is huge in size and comprises of a split-system air-conditioning unit for all-seasons' comfort, as well as a range hood, a gas cooktop/oven combination and ample over-head and under-bench storage space. Servicing the sleeping quarters is a practical bathroom with a shower, central vanity, a separate bathtub and easy outdoor access to a huge rear patio that encourages private outdoor entertaining under cover. Further built-in storage and running tap water is simply an added bonus to this private alfresco-style setting.

3 1 1

Price	SOLD
Property Type	Residential
Property ID	27625

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

Also within the “blank canvas” of a backyard area, you will find several low-maintenance garden beds and plenty of covered garden-shed storage. A single carport out front completes this excellent surprise-package.

With tranquillity comes convenience and being able to walk to sprawling local parks and public transport, with the likes of Hampton Senior High School, other excellent educational facilities, local shopping villages, the Galleria Shopping Centre, the future Morley Train Station and major arterial roads – for easy access to the city, Perth Airport and our picturesque Swan Valley – all only a matter of minutes away in various directions. What a wonderful place to live!

Book a time to visit this neat and tidy home by calling Simar on 0433 767 296.

Property Features:

- 3 bedrooms
- 1 bathroom
- Tiled flooring
- Two separate living areas
- Central dining area
- Large kitchen
- Generous master bedroom with a ceiling fan
- Separate bath and shower in the bathroom
- Separate laundry
- Outdoor patio and storage
- Split-system air-conditioning
- Feature ceilings and cornices
- Security doors and screens
- Gas hot-water system
- Single carport
- Easy-care gardens
- Bore water
- Side-access gate

Location Highlights (all distances approximate):

- 750m to Beechboro Central Shopping Centre
- 1.4km to Arbor Park
- 1.4km to Hampton Senior High School

- 1.4km to John Septimus Roe Anglican Community School
- 1.6km to Hampton Park Primary School
- 2.2km to Good Shepherd Catholic School
- 2.2km to Swan Active Beechboro
- 2.4km to Altone Park Golf Course
- 3.8km to Galleria Shopping Centre
- 10.7km to Perth Airport
- 11.4km to Perth CBD

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* Interested parties must be sure to undertake their independent enquiries.

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