







Superbly Located Family Home

Find space for every member of the family with this brilliantly located, two-storey property on a huge block just minutes to local schools and amenities.

Tucked in a quiet cul-de-sac immediately adjacent to Hilltop Park, this is the forever home opportunity you've been looking for. With four bedrooms, two bathrooms, lock-up garage parking for two cars and a swimming pool on an 805sqm block, move right in or create your ultimate dream home.

Immaculately maintained inside and out, a front living room flows through to the open plan casual family and dining rooms at the rear. Soaring A-frame ceilings with timber beams add even more of a sense of space to the family area, with a substantial and updated kitchen adjacent. Cooking for the family will be a breeze, with not only ample floor space but a large breakfast island with storage, stone bench tops, a double sink, microwave recess and dishwasher.

A staircase with a timber balustrade leads to another living room with a built-in bar. Hugely spacious, this level also boasts the same A-frame ceilings and direct access out to two tiled terraces with a commanding view of the surrounds and across the swimming pool.

Also upstairs is a large main bedroom with walk-in robes and an ensuite with shower, vanity and WC. Bedrooms two and three are doubles with huge built-in robes and study nooks, while a sizeable study enjoys lovely views across the front terrace.

Outside, sliding doors open onto a massive alfresco, fully fenced pool, play

4 2 2 805m2

Price	SOLD
Property Type	Residential
Property ID	27896
Land Area	805 m2

Agent Details

Adam Whitford - 0406 616 608

Office Details

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

XCEED REAL ESTATE

lawn area, outdoor storage room and side access to the garage. Out the front, watch the kids play on a circular lawn with garden bed surrounds on a quiet, family-friendly corner.

In walking distance to primary and senior schools, on the doorstep to Lake Joondalup and a short drive to Mullaloo Beach and Edgewater Train Station, this convenient, peaceful location offers second or third home buyers the opportunity to make the move on a truly substantial block.

To secure this for your family, contact Adam Whitford now on 0406 616 608.

Features:

4 bedrooms, 2 bathrooms (plus study)

805sqm block in a family-friendly cul-de-sac

Fully fenced Aquatec swimming pool

Reverse cycle air conditioning

Ducted vacuuming system

Various living spaces

Two-storey with a spacious upstairs terrace

Immaculately maintained inside and out

Soaring A-frame ceilings

Walk-in or built-in robes

Updated kitchen with island and stone benchtops

Blanco electric oven, Westinghouse halogen electric hot plates, Dishlex dishwasher

Reticulated gardens

Pergola and alfresco area

Double lock-up garage

Outdoor storage

BBQ connected to gas mains

Location (approx. distances):

Emerald Park 500m

Edgewater Primary School 800m

Mater Dei College 1.2km

Picnic Cove Park 1.4km

IGA Edgewater 1.5km

Edith Cowan University Campus 2.6km

Belridge Secondary College 3.5km

Edgewater Train Station 3.6km

Lakeside Joondalup 4.1km

Mullaloo Beach 7.0km

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.