


# 23 Farnham Pass, Alkimos







## Family Haven Close to the Coast

Spoil yourself with this generous 2012-built family home across 181sqm. Inside, all of the minor bedrooms are double-sized, and the master suite is so expansive that residents could create a truly unique retreat. It includes floor-to-ceiling twin wardrobes plus an ensuite with a full-width mirror, twin basins and an exceptional amount of storage. The second bathroom with shower and separate bath is close to the other three bedrooms, and there's a sunken games room where kids or guests can hang out.

Split system air conditioning units have been added for a comfortable internal climate. Communal areas are tiled for longevity and easy cleaning, and the kitchen is a home chef's dream. There's a substantial island bench for prep and presentation, as well as a 900mm oven, 5-burner gas cooktop, and plenty of storage space for pantry items, kitchen tools and appliances. This section of the home is open-planned with a cosy lounge and big, bright dining area which opens directly onto the alfresco.

Outside, kids and pets can freely enjoy the finer things (like tea parties and water pistol fights). The gardens are already in full swing, so they'll only need regular maintenance. Living within a few minutes' walk of the local primary school is extremely convenient, and the local Lollipop's Playland is a short cycle (or an even shorter drive) away for kids' birthday parties, weekend catchups and days when they seem to have lots of energy. With so many excellent amenities on its doorstep, 23 Farnham Pass won't stay on the

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 27904 |

### Agent Details

Jonathan Durrant - 0438 909 480

### Office Details

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

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market for long!

Phone Jonathan Durrant to book your viewing – 0438 909 480.

Property Features:

• 2012-built home on 181sqm footprint

• Huge main suite with walk-in wardrobe and ensuite

• 3 double-sized minor bedrooms with BIR

• Open plan kitchen/living/dining

• 900mm oven and 5-burner gas cooktop

• Games room

• Split system airconditioning

• Generous alfresco

• Established front & rear lawn plus healthy garden beds

• Double lockup garage

• Big 486sqm block

Location Highlights:

• Walk to Alford Park

• 750m to Kells Park Bush Trail & Exercise Park

• 1.1km to Lollipops Playland

• 1.5km to Woolworths Butler

• 4km to Eden Beach

• 500m to Alkimos Primary School

• 1km to Alkimos School of Early Learning

• 1.6km to Alkimos College

• 2.5km to John Butler College

• 3.6km to St Francis of Assisi Catholic Primary School

• 2km to Butler Station

• 42.4km to Perth CBD

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