


## Fantastic Flexible Living!

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

This beautifully presented three-bedroom, one-bathroom home is a fantastic option for families, downsizers and first-home buyers. It's also an excellent option for FIFO workers or those wishing to lock and leave with the Swann 8 Channel security system and proximity to the Perth Airport a few minutes away.

The flexible floorplan offers a versatile lifestyle with open-plan living, a sunken formal lounge room and a dining room, making an excellent home office as so many of us are working from home nowadays. It shouldn't take long to spy the sleek powered shed with two patios – offering a fantastic opportunity for handypersons, professional tradespeople or creatives seeking a space to delve into their craft.

With undercover alfresco dining overlooking the generous garden and ample lawn for the kids and pets to roam, a vegetable patch and a fire pit, imagine all the entertaining and relaxation you and your loved ones will enjoy in your new home.

Not only does this property offer fantastic value on its generous 706sqm block, but it also presents the opportunity to add value with some upgrades, plus there's plenty of room to extend for growing families or add a pool. The light and airy décor and timber flooring enhance this 1987 home with contemporary finishes and modern living.

This central High Wycombe location ensures swift access to shops, schools, sporting facilities, public transport, the airport and arterial roads such as Roe

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 28104 |

### Agent Details

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Highway, Kalamunda Road and Abernethy Road. The nearby Forrestfield-Airport Link already opened, anticipated 20-minute commute to the city and even easier access to the eastern suburbs. Within a few minutes, you can be in the village of Kalamunda or historic Guildford, accessing a wide range of amenities in Midland or enjoying the charm of the Perth Hills.

Properties on generous blocks and in this condition, especially at this price point, are rapidly becoming a rarity in Perth's booming real estate market. You'll have to move fast, so please don't hesitate to contact Simar Singh on 0433 767 296 today.

Property features:

• Three bedrooms (with built-in robes), one bathroom

• Separate formal lounge (sunken) and dining room

• Open-plan living and dining with direct access to alfresco dining

• Spacious kitchen with a gas cooktop, wall oven and ample storage

• Welcoming and generous entryway

• Main bathroom includes a bathtub

• Separate laundry with outdoor access

• Laminate flooring in the living areas

• Ceiling fans in 2 bedrooms

• Ducted air-conditioning

• Wood burner in the open-plan living area

• Near new gabled 6.4m x 3.7m patio

• Brand new powered 6.3m x 4.5m shed/workshop with 1.5m gabled patios on two sides

• Swann 8 Channel security system and cameras

• Single lock-up garage with drive-through access to the workshop

• Beautifully presented neutral decor

• Well-established and bore fed reticulated gardens

• Fully enclosed backyard with lawn, vegetable garden and a fire pit

• 1987 brick and tile construction

• Wide frontage

• 706sqm block

Location (approx.distances):

• 230m to Scott Reserve & High Wycombe Community & Recreation Centre

• 280m to Edney Primary School

• 500m to High Wycombe Football & Cricket Club

• 1.7km to High Wycombe Primary School

• 1.6km to IGA High Wycombe

• 2.4km to High Wycombe Village Shopping Centre

• 2.6km to The Village – High Wycombe Shopping Centre

• 2.6km to Matthew Gibney Catholic Primary School

• 3.5km to Hillview Public Golf Course

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* Interested parties must be sure to undertake their independent enquiries

*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.*