







A Modern Gem!

3 2 2

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

There is plenty to love about living here.

Built in 2020, Impressive quality abounds right throughout this fabulous 3-bedroom 2-bathroom home that encourages the ultimate of low-maintenance “lock-up-and-leave” lifestyles – in the most convenient of locations, too.

A gated front yard makes an instant first impression and features lush green lawn, colourful gardens and a paved courtyard for you to sit and relax your mind. Inside, the two spare bedrooms are, like the master suite, carpeted for complete comfort. Both also boast full-height built-in wardrobes.

The larger master features a “his and hers” walk-in robe, preceding a sleek and stylish ensuite bathroom with a shower, stone vanity and more. The main bathroom caters for everybody personal needs in the form of a bathtub and separate shower, split by another stone vanity.

Easy-care timber-look flooring graces a spacious open-plan living, dining and kitchen area, where most of your casual time will be spent. The closing of a

Price	SOLD
Property Type	Residential
Property ID	28119

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

gorgeous French door from the entry hallway reveals space for a potential study or computer nook, a breakfast bar for quick bites, more sparkling stone bench tops, double sinks, a dishwasher and excellent cooking appliances.

The laundry is separate and comprises of a sliding double linen press, additional under-bench storage and external access for drying. Off the living area, you will find an outstanding alfresco for entertaining, overlooking an intimate backyard with lawn and a raised garden bed.

The sprawling Verdant Crescent Reserve sits only metres away from your front doorstep, with schools, shopping centres, public transport, major arterial roads and so much more only minutes away in their own right. What a spot!

Book a time to visit this magnificent home by calling Simar on 0433 767 296.

Property Features:

- 3 bedrooms
- 2 bathrooms
- Open-plan living/dining/kitchen area
- Quality black tapware, shower-frames, toilet-roll holders and window/door frames
- 900mm-wide stainless-steel oven, stovetop and range hood in the kitchen
- Large walk-in pantry with a power point
- Generous bedroom sizes
- “His and hers” WIR in the master-bedroom suite
- Sparkling stone bench tops in the kitchen and bathrooms
- Separate laundry with heaps of storage
- Outdoor alfresco entertaining
- Secure front and rear yards
- Ducted reverse-cycle air-conditioning throughout, with touch-pad zoning
- Down lights throughout the main living and kitchen space
- Solar Panels 6.6 Kw
- Orion CCTV security cameras to the front, back and laneway of the property
- Knife-resistant security screens to the front and back doors
- Electronic doorbell
- Front and rear reticulation
- Side tool shed
- Side-access gate from the front garden

- Side-access gate to the backyard, from the rear laneway

- Double lock-up garage, with private rear access via Cleome Lane

- Easy-care 299sqm (approx.) block, Build Area 177sqm (approx.)

- Off-road parking bays for your guests and visitors to utilise – in front of the house

Location Highlights (all distances approximate):

- 50m to Verdant Crescent Reserve

- 2.4km to Kelmscott Senior High School

- 2.5km to Willandra Primary School

- 3.2km to Kelmscott Plaza Shopping Centre

- 3.4km to Kelmscott Train Station

- 3.9km to Armadale Hospital/Health Service

- 4.5km to Armadale Shopping City/Armadale Central Shopping Centre

- 24.6km to Perth Airport

- 27.8km to Perth CBD

Disclaimer: The information provided herein has been prepared with care; however, it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.

* 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.