







Freshly Renovated Family Home

Open All Christmas & New Year Holiday Period By Appointment. Call Ian Fatharly on 0411 886 183.

Welcome to 10 Churchlands Avenue. A fabulous practical & stylish single level home offering ample accommodation for growing or large families in the heart of desirable Churchlands surrounded by a selection of highly regarded schools, parklands, shopping centres and bus services.

Recently fully remodelled, offering move in and enjoy presentation, this warm and inviting residence boasts 2 large living areas, a new professionally designed fully fitted kitchen, generous adjoining meals/dining and computer nook, 4 big bedrooms-all with built-in or walk in robes, large home office or 5th bedroom and 2 new bathrooms.

Features include high ceilings throughout, a combination of tiled flooring and freshly sanded & oiled solid blackbutt timber, separation of bedroom and living zones for practical daily living, a large covered alfresco entertaining area and low maintenance gardens.

Set within tightly held Churchlands Private Estate this is the perfect home, on an easy care 557 SQM survey strata lot, to raise a family and entertain family & friends in comfort!

5 2 2 557m2

Price	SOLD
Property Type	Residential
Property ID	28184
Land Area	557 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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XCEED REAL ESTATE

For further details or to arrange a private viewing appointment please call Ian Fatharly on 0411 886 183

OTHER FEATURES

*Separate laundry with walk in storage

*High ceilings throughout

*Freshly painted and carpeted

*New plantation shutters and blinds

*Gas storage hot water system

*Reticulated low maintenance garden

*Built-in desks and robes to bedrooms 2,3 and 4

*As new internal presentation!

AREA HIGHLIGHTS

*Established, secluded and quiet neighbourhood with paved roads, underground power and leafy tree lined streets

*Within highly desirable Churchlands Primary and Churchlands Senior High School catchment areas - both within easy walking distance.

*Walking or bike riding distance to Newman College and Hale School

*Churchlands Senior High sports field only a few hundred metres stroll away

*Quick access to local and major shopping centres including Woodlands, Floreat Forum, Karrinyup, Herdsman Fresh, The Downs and Westfield Innaloo

*Major bus routes located within a 2 minute walk include the Circle Route and special event buses to Optus Stadium

*Surrounded by numerous other public amenities including Wembley Golf Course, Bold Park Aquatic Centre, sports fields, picturesque Herdsman & Jackadder Lakes and tennis clubs

*Only a few km to glorious coastline and approximately 10km to the city centre

Council Rates- $2719.36

Water Rates- $1914.27

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