

Sold



36 Sanderling St, Stirling



## Huge Family Home Overlooking Parklands & Lake

Enjoy a rare, tranquil, park-and-lakeside lifestyle from this fabulous individually designed substantial family home, conveniently located near shops, public transport and the Mitchell Freeway.

This quality-constructed, 6 bedroom, 3 bathroom plus home-office residence is the perfect place to raise a family and accommodate multi-generational living within separate bedroom wings (3 bedrooms on the ground floor and 3 on the first floor). All bedrooms are Queen or King sized.

A welcoming light-filled grand entry foyer, featuring double-height ceiling and staircase, leads into a large open-plan family, dining and kitchen area that overlooks and flows onto the rear covered alfresco, sparkling pool, and rear parkland. This central zone also opens into a huge activity/theatre room with an equally impressive rear garden/pool and parkland view. The study or home office is conveniently located near the front door adjoining the entry foyer.

On the first floor, a central open-plan lounge or TV room separates the master bedroom wing from bedrooms 2 and 3. This lounge area, and adjoining generously-sized covered balcony, enjoys uninterrupted pool, parkland and lake views.

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**Price**

**SOLD**

**Property Type**

Residential

**Property ID**

28395

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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**XCEED**   
**REAL ESTATE**

If you have been searching for a big family home with generous proportions throughout, and desire the uplifting outlook of nature on your back doorstep, then this fine home is a must-see!

For further details or to arrange a private viewing appointment of this pristine residence please contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

## ACCOMMODATION

### Ground Floor

- \*Impressive light filled, double-height entry foyer incorporating staircase
- \*Spacious home office/study adjoining entry
- \*Open-plan family, dining and kitchen accessed through the main entry foyer via double doors
- \*Activity/theatre room adjoining main living area
- \*Fully fitted white kitchen features double wall oven, ceramic electric cook-top, and dishwasher. It overlooks the dining and living area with the pool and parklands beyond
- \*Bedroom 4, 5 and 6 are all Queen sized and incorporate built-in robes
- \*Bathroom 3 is fully tiled and features a large corner bath, separate shower, vanity and cupboards. There is a separate powder room with w/c, vanity and cupboards
- \*Laundry has built-in cupboards and an external sliding door leading to clothes-drying courtyard

### First Floor

- \*Features an open-plan lounge/tv area with a sliding glass door that opens onto a large tiled balcony, and enjoys the fabulous parkland and lake views
- \*The large Master Suite/Bedroom 1 also boasts fabulous views and includes a generous walk-in robe, ensuite bathroom with spa bath, separate shower, vanity and w/c
- \*Bedroom 2 is also King-sized with a large built-in robe. It has a sliding glass door opening onto the rear balcony, and enjoys parkland views
- \*Bedroom 3 is Queen-sized with a built-in robe
- \*Bathroom 2 incorporates a large glass-screened shower, vanity and cupboards. There is a separate powder room with W/C, vanity and cupboards

## OTHER FEATURES

- \*Beautiful and uplifting outlook with nature and birdlife on your rear doorstep. Direct gate access to parkland for kids to play
- \*Light and bright cheerful ambience throughout the home
- \*Excellent presentation throughout

- \*Proudly presented one-owner home
- \*Large lap-sized 10.4m sparkling below-ground salt chlorinated pool
- \*Covered rear alfresco overlooking pool and parklands
- \*Large covered balcony on first floor overlooking pool and parklands
- \*High ceilings throughout the home
- \*Floor-to-ceiling tiling in all three bathrooms
- \*Ducted reverse-cycle air conditioning
- \*LED lighting to majority of home
- \*Flued gas space-heater in main living area
- \*Abundance of built-in storage throughout the home
- \*Spacious open-plan living areas
- \*Three zones to the home providing potential for multi-generational living
- \*Double lock-up garage with generous built-in storage, and parking for an additional 4 cars on the driveway
- \*Established, low maintenance and fully-reticulated gardens
- \*Close to shops and ample public transport
- \*Prime tree-lined street
- \*684 SQM lot
- \*Ideal proximity to Karrinyup, Innaloo and Roselea Shopping centres, and just 10 minutes from a selection of great beaches
- \*Easy and quick access to Stirling Train Station and Mitchell Freeway north and south

*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.*