

Sold



4 Boxall Pl, Churchlands



Stylish Family Retreat

A sought-after, move-in & enjoy lifestyle is on offer for the next fortunate owners of this beautifully presented, spacious family home set on a generous 701 SQM block in a child friendly quiet cul-de-sac.

A fabulous home for relaxed daily living and also equally ideal for entertaining large gatherings of family & friends in comfort this remodelled residence boasts 4 living areas plus a large alfresco entertaining area that seamlessly flows from the kitchen and main open plan living areas.

A grand entry foyer greets you with a double height void, ample natural light and gorgeous silver Stringybark solid wood flooring. The fully fitted kitchen that features Corian bench-tops, stainless-steel appliances and white gloss cupboard doors is sure to impress the resident chef.

Externally the huge covered alfresco, with feature cedar ceiling, is a great place for young children to play out of the sun or rain and the adjoining private garden incorporates a good-sized lawn activity area that would accommodate a pool if desired. There is also ample front lawn area for children to enjoy additional activities such as bike riding and basketball.

Residents in this premier location enjoy a variety of prolific local birdlife,

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Price	SOLD
Property Type	Residential
Property ID	28504
Land Area	701 m2
Floor Area	380 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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REAL ESTATE

walking, running or cycling around Herdsman Lake, a selection of nearby highly regarded public & private schools, a choice of local & major shopping centres and convenient quick access to Perth city centre and glorious coastline.

For further details or to view this desirable home please call Ian Fatharly on 0411 886 183.

Accommodation

Ground Floor

- *Grand entry foyer and covered porch with double height void and staircase
- *Living room and music or formal dining
- *Meals and family room adjoining the kitchen
- *Fabulous chef's kitchen overlooks the meals/family room and alfresco entertaining area, featuring Corian bench-tops, Ariston 900mm stainless steel cook-top and oven, Bosch dishwasher, large fridge recess, glass splashbacks and white gloss cupboard doors *Theatre/activity room adjoining the family room with split system air-conditioner
- *Study/home office adjoining the entry foyer
- *Generous master bedroom suite with walk-in robe
- *Fully tiled ensuite bathroom featuring twin basin vanity and Spanish marble bench-top, full bath, separate glass screened shower and separate w/c (guest powder room) with handbasin
- *Laundry with external sliding door to clothes drying area

First Floor

- *Kids TV/activity area
- *Bedrooms 2,3 and 4 are all double sized with built-in robes
- *Main bathroom is fully tiled incorporating stone-top vanity, full bath, separate glass screened shower and separate w/c
- *Walk-in linen cupboard

OTHER FEATURES

- *Master bedroom located on the ground floor
- *Large rear covered alfresco entertaining area with feature cedar lining and ceiling fan
- *Fully walled, level, back garden with lawn play area and room for a pool if desired
- *Polished solid timber flooring (silver Stringybark) to main areas on ground floor
- *Ducted reverse cycle air-conditioning
- *Upgraded and renovated quality constructed home by Rapley Wilkinson master builders

- *Double garage with remote controlled door
- *White plantation shutters to main living area
- *Large driveway with ample off street parking for extra cars or boat/caravan
- *Whisper quiet, child friendly, cul-de-sac location
- *Automatic reticulation from mains water
- *Approx. 380 SQM of under roof, built area

AREA HIGHLIGHTS

- *A short stroll to the edge of picturesque Herdsman Lake and wildlife reserve offering a quiet relaxed lifestyle with an abundance of birdlife
- *Surrounded by a selection of nearby private and public schools including Churchlands Senior High School, Woodlands Primary School, Hale School, Newman College, Holy Rosary Primary School, The International School, Chrysalis Montessori School and St Mary's Girl's School.
- *Ample public transport nearby including the Circle bus route and special events bus to Optus Stadium
- *Quick easy access to the coast and city
- *Nearby numerous public amenities include Bold Park Aquatic Complex, Wembley Golf Course, parkland, lakes (including Jackadder Lake), sports fields and hospitals

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