

7 Langdale St, Wembley Downs







Modern Single Level Stunner

4 2 2 853m2

Don’t delay viewing this this sought after rarely available modern 4 bedroom, 2 bathroom plus study family home is situated in a quiet leafy street walking distance to glorious coastline on City Beach border.

Entering this immaculate residence you are welcomed by a wide entry foyer, high ceilings and practical porcelain floor tiles to all living areas. Through to the huge open plan kitchen/living/dining area you will find an impressive Chef’s kitchen with breakfast bar, ample cupboard space and European appliances-perfect for those who love to entertain with family & friends. A separate theatre/activity room is located next to this central living zone.

Sliding glass doors lead you out to the all season covered alfresco area and vast expanse of grassed private back yard providing an idyllic play area for kids & pets with ample room for a pool, trampoline and more if desired. This fine home oozes comfort and practicality in spades!

Conveniently located just minutes away from The Boulevard Shopping Centre, Tilton Park, Wembley Golf Course, Floreat and City Beach, Bold Park and a range of highly regarded schools including Hale School, St Marys, Newman College, Holy Spirit Primary School, Kapinara Primary School and Churchlands Senior High School. Ample public bus services are within easy walking distance.

Price	SOLD
Property Type	Residential
Property ID	28624
Land Area	853 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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XCEED REAL ESTATE

For further details or to arrange a private inspection of this fine home please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au.

PROPERTY FEATURES

•Large elevated 853 SQM block

•King-sized master bedroom incorporating walk-in robe and generous ensuite bathroom featuring full sized bath, separate glass screened shower, twin basin vanity and separate w/c

•3 additional Queen-sized bedrooms with built-in robes in a separate wing

•Central activity/study or TV area adjoining the minor bedrooms

•Main bathroom features full sized bath, separate glass screened shower, vanity and separate w/c

•Study/home office conveniently located adjoining the entry foyer near the front door

•Theatre/activity room adjoining the open plan family/meals/kitchen via sliding doors

•Wide entry foyer

•Chef’s kitchen with ample cupboard space & European appliances

•Generous separate laundry adjoining kitchen with ample cupboard space and external door

•Abundance of natural light throughout

•Quiet leafy street

•Tiled flooring to entry and living areas

•Ducted reverse cycle air-conditioning

•Large private fully walled backyard-perfect for kids & pets with ample room for a pool if desired

•Covered alfresco area

•Reticulated gardens

•Double garage with remote controlled door

•Practical single level living!

SURROUNDING AREA HIGHLIGTS

• 550m- Tilton Park

• 1.1km- Kapinara Primary School

• 1.1km- The Boulevard Shops

• 1.5km- Wembley Golf Course

• 2.0km- Floreat Beach

• 2.0km- Bold Park

• 2.1km- Newman College

• 2.5km- Hale School

• 2.7km- Churchlands Senior High School

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