







Pristine Executive Residence

4 2 2 450m2

Location! Location! Location!

Set within sought after, tightly held, Abbey Brook Estate this immaculate 4 bedroom, 2 bathroom executive residence is a pleasure to present to the market for the first time-ever. Sitting proudly above road level behind a garden of established roses this Circa 2000 built home on a 450 SQM lot offers an enviable lifestyle.

A double door entry welcomes you to a large reception foyer featuring gleaming polished jarrah floor boards and a sun drenched staircase. A spacious living and dining/music room adjoins the entry via double timber and glass French doors. These beautiful timber floors flow into the open plan family/meals and kitchen zone that seamlessly opens onto a fully enclosable alfresco area featuring bi-fold glass doors and an electrically retractable awning - all overlooking the north oriented established rear garden.

The master bedroom, incorporating walk-in robe and ensuite bathroom, is conveniently located on the ground floor. The light filled first floor features an open plan activity or study area, King sized guest bedroom, 2 additional Queen sized bedrooms and the main bathroom.

Location is unbeatable here, just minutes away from a selection of top

Price	SOLD
Property Type	Residential
Property ID	28688
Land Area	450 m2
Floor Area	324 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

schools such as Churchlands Senior High School, Hale School, Newman College, Churchlands Primary School, the International School of WA and St Mary's as well as sports fields, parkland, local cafes and amenities, picturesque Herdsman Lake, nearby bus routes and various shopping centres.

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

ACCOMMODATION

Ground Floor

*Spacious entry foyer incorporating staircase

*Living and dining/music room adjoining entry

*Open plan family/meals and kitchen featuring built-in oak cabinets, sliding doors opening onto the covered and tiled alfresco entertaining area

*Master bedroom with fitted walk-in robe

*Ensuite bathroom and guest powder room

*Laundry located near the kitchen incorporating built-in cupboards and external door to clothes drying courtyard

First Floor

*Activity or study

*Bedrooms 2, 3 and 4 are King or Queen sized with built-in robes

*Main bathroom incorporates shower, separate bath, vanity and separate w/c

*Walk-in linen and storage cupboard

OTHER FEATURES

*High ceilings to both levels of home-31 courses

*Gleaming polished solid jarrah floor boards to entry and main living area

*Solar power system

*Ducted reverse cycle air-conditioning

*Covered alfresco area under the main roof with bi-fold glass doors and electric fold out awning

*Established, low maintenance reticulated garden

*Double garage with direct internal access and remote controlled door

*Security screens and alarm system

*North oriented rear entertaining and garden

*Rear garden shed

*Built in speakers to living areas

*450 SQM elevated block

*Council Rates $2,937

*Water Rates $2,029

LOCATION HIGHLIGHTS

*An easy 5 to 15 minute-walk to Churchlands Primary, Churchlands Senior High and Newman College

*A selection of other highly regarded private and public schools nearby include Hale School, St Mary's, Holy Rosary, Holy Spirit and the International School of WA

*Underground power for a neater streetscape

*Peaceful tree lined one entrance estate with no passing traffic- friendly long term neighbours and safe environment for kids and pets

*Neighbouring homes and gardens all well cared for

*Newman College playing field a mere 2 minute stroll away is ideal for jogging and dog walking

*Morning or evening bush walking at Abbeybrook Reserve just 100 metres away

*Ample public transport nearby including the Circle bus route and special events buses

*Quick easy access to the coast, city centre and train station

*Nearby numerous public amenities include Bold Park Aquatic Complex, Wembley Golf Course, parkland, lakes, sports fields and hospitals

*Surrounded by numerous local and major shopping centres including Herdsman Fresh, Woodlands Shopping Centre, Floreat Forum, Innaloo shopping precinct and Karrinyup Shopping Centre

*A selection of nearby local coffee shops, restaurants, chemists, bakery, fish & chip shops all located nearby

*Picturesque Herdsman and Jackadder Lakes both within easy walking or jogging distance

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