







Superb, Custom-Designed Family Home

Open by private inspections only! Call Simar Singh on 0433 767 296.

This deluxe custom-built home is a one-off design that will impress from the moment you arrive. From the contemporary rendered facade to the quality fixtures and inclusions, you'll quickly see it's no 'cookie-cutter' property. Perfectly suited to first-time buyers, families and even downsizers, it promises a lifestyle of convenience and comfort in a family-friendly suburb. Located on a quite and safe street with minimal traffic and no main road noise.

Showcasing a versatile layout, the three-bedroom, two-bathroom home can easily offer a fourth bedroom if required. The multi-purpose room beside the entrance can be adapted to suit your needs, be it extra accommodation, a home gym, an office or a media room. Adjacent, the large main bedroom suite boasts a generous walk-in robe and an ensuite featuring a double semi-frameless shower and a twin stone-topped vanity.

Conveniently separated from the main bedroom, bedrooms two and three to the rear of the home include built-in robes and share the crisp white, modern family bathroom, with a tub for kids or when you need a long relaxing soak. You'll find plenty of storage in the laundry, with overhead and under bench cabinetry, a recess for your appliances and external access. There's

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Price	SOLD
Property Type	Residential
Property ID	28742

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additional storage space in the double lock-up garage, separate broom cupboard for bulky items and a double linen press in the children's wing.

Families and entertainers will love the well-thought-out kitchen, featuring stone bench tops with a waterfall end, on-trend subway-tiled splashbacks, 900mm stainless steel cooking appliances, a dishwasher and an abundance of drawers and cabinetry. You'll enjoy a clear view of the alfresco area, so you'll always stay visually connected to family and guests.

Beneath the home's main roof, the paved alfresco area offers a relaxing, low-maintenance outdoor entertaining space framed by easy-care reticulated gardens. There's a handy recess for your BBQ, built-in outdoor speakers and a smart Colorbond storage shed and fencing.

Stay comfortable and secure all year round with fully ducted reverse-cycle air conditioning, and hard-wired security cameras with an LCD monitor screen. Extra highlights include the fully fitted bar area with custom cabinetry details, and sleek ceramic flooring throughout the main living and traffic areas. This is, quite literally, a superb property where you can move into one day and be settled in the next. Stroll to Voyager Park and enjoy proximity to Pearsall Primary School, your local IGA and access to Ocean Reef Road.

Contact Simar Singh from Xceed Real Estate to make it yours, on 0433 767 296.

Features include:

Custom-designed three-bedroom, two-bathroom home

Optional 4th bedroom/media room/home office

Contemporary two-tone rendered brick facade

Built-in/walk-in robes in all bedrooms

Luxury kitchen with 900mm Westinghouse cooking appliances, LG dishwasher, stone benchtops, plumbed double fridge recess

Ducted reverse-cycle air conditioning

Security screen door at front entrance

450mm x 450mm ceramic main floor tiling

Swan hard-wired security cameras and LCD monitor screen

LED downlights to main living, entry, ensuite, porch and alfresco

Alfresco under the main roof, with built-in speakers

Colorbond fencing and storage shed

Double garage with sectional door and storeroom

Easy-care reticulated gardens on a 307sqm block

Location (approx. distances):

1.4km Pearsall IGA

1.5km Pearsall Primary School

260m Ocean Reef Road

1.7km Wanneroo Markets

5.9km Rotary Park, Lake Joondalup

5.4km Edgewater Station

3.2km Woodvale Secondary College

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* Interested parties must be sure to undertake their independent enquirie

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