


# 7A Otram Way, Churchlands







## Location & Lifestyle!

3 2 2 349m2

Under Offer! Home Open Cancelled.

Nestled in a premier street within super convenient & sought after Churchlands this charming 3/4 bedroom, 2 bathroom residence is set on a low maintenance 349 sqm street front lot. Priced at entry level into this tightly held suburb, this immaculate home is conveniently located, easy walking distance to some of Perth's top schools including Churchlands Senior High School, Churchlands Primary School, Newman College and Hale School.

Featuring a fully fitted kitchen incorporating a 900mm gas cook-top and oven, living & dining area boasting a soaring vaulted ceiling, separate activity room or home office with loft storage, 2 fully renovated bathrooms and fabulous alfresco entertaining area enjoying a delightful leafy outlook towards parkland-the perfect place to entertain family & friends.

A move-in and enjoy opportunity surrounded by numerous amenities, excellent educational facilities and serene parklands. Location & Lifestyle!

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

ACCOMMODATION & FEATURES;
• 4 bedrooms or 3 beds plus home office
• 2 modern bathrooms (main bathroom fully tiled with freestanding bath)

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| **Price** | SOLD for $1,000,000 |
| **Property Type** | Residential |
| **Property ID** | 29367 |
| **Land Area** | 349 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

• Activity room or garage
• Living/dining area incorporating extra high vaulted ceiling
• Covered outdoor entertaining area
• Low maintenance 349 sqm strata street frontage lot
• Affordable, entry level into sought after Churchlands
• Gas storage hot water heater
• Front store area
• Rear garden storage shed
• Spacious first floor loft featuring skylight windows and folding ladder
• Split system air-conditioning systems to bedrooms and main living
• Underground power in area for neater streetscape

AREA HIGHLIGHTS
*Cool Park located to the rear of the property
*A few hundred metres to Abbeybrook Reserve
*Within highly desirable Churchlands Primary or Woodlands Primary School (your choice) as well as Churchlands Senior High School catchment areas
*Walking/bike riding distance to Newman College and Hale School
*Quick access to local and major shopping centres including Woodlands, Floreat Forum, Karrinyup, Herdsman Fresh, The Downs and Westfield Innaloo
*Major bus routes located within a few minutes walk including the Circle Route and special events bus to Optus Stadium
*Surrounded by numerous public amenities including Wembley Golf Course, Bold Park Aquatic Centre, sports fields, picturesque Herdsman & Jackadder Lakes and tennis clubs
*Only a few km to glorious coastline and approximately 10km to the city centre

*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.*