

Sold



53 Churchlands Avenue, Churchlands



## Under Offer to Ian's Buyer Database

Sought after, single level 4 bedroom, 2 bathroom family home nestled in a quiet street in the heart of Churchlands surrounded by an abundance of natural bushland, walking trails, lakes, top schools and public transport only minutes to the city centre and Perth's fabulous coastline.

Set on an elevated 802 sqm block this delightful residence features a sundrenched lounge and dining room/home office, spacious kitchen adjoining the open plan family room boasting a soaring vaulted ceiling with feature timber beams.

There is ample open lawned area for kids and pets to safely play in the sunny north/east facing fully walled, bore reticulated garden with room for a pool if desired.

Situated within tightly held Churchlands Private Estate, dominated by long-term owner-occupied residents, this immaculate home is sure to attract strong interest.

For further details or to arrange a private viewing please contact Ian Fatharly on 0411 886 183 or email [ian@xceedre.com.au](mailto:ian@xceedre.com.au).

### Features;

- 4 spacious bedrooms with built-in-robos
- 2 well-appointed bathrooms

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**Price** SOLD for \$1,638,000

**Property Type** Residential

**Property ID** 29446

**Land Area** 802 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**

- Open plan kitchen/living/dining or home office
- Ducted evaporative air-conditioning system
- Near new carpet in bedrooms
- Well maintained tiles
- Abundance of natural light throughout
- Double garage with remote controlled doors
- Workshop and store room to rear of garage
- Separate laundry with built-in cupboards and external door to clothes line area
- Reticulated garden from own bore
- Gas storage hot water system
- Solar power system
- Attractive bushland reserve outlook
- Paved roads and underground power for a neater streetscape
- North facing main garden and entertaining area
- Elevated, large 802 sqm block

Approximate distance to;

- 50m- Churchlands Senior High School (rear gate entrance)
- 600m- Herdsman Lake
- 950m- Floreat Waters Tennis Court
- 1.6km- Hale School
- 1.8km- Newman College
- 1.9km- Woodlands Shopping Centre
- 2.2km- Churchlands Primary School
- 2.6KM- Event Cinemas Innaloo
- 2.7km- The Herdsman
- 2.9km- Innaloo Shopping Centre
- 4.2km- Wembley Golf Course
- 4.7km- Bold Park Aquatic
- 6.3km- Karrinyup Shopping Centre
- 9.6km- Perth CBD

*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.*