







Spacious Single Level 4 x 3 + Study

Home Open Cancelled-Under Offer! Apologies for any inconvenience.

Welcome to this fabulous single level family home situated on a low maintenance 469 sqm block in a quiet street. Accommodation comprises 4 bedrooms, 3 bathrooms (2 ensuite), study/home office, theatre room, huge central open plan kitchen/living/dining area with adjoining kids' activity room and covered alfresco area- there is ample room for your family & friends.

Step inside to discover the expansive proportions that define this residence, creating a deceivingly large interior with a functional floorplan. The open plan kitchen, living and dining area is situated in the heart of the home featuring extra-high ceilings that add to the feeling of space and comfort. A highlight of this zone is the stone-top kitchen equipped with modern appliances, including a 900ml oven, dishwasher, breakfast bar, and a functional scullery making meal preparation a breeze.

Entertainment options are endless within this residence, boasting a dedicated theatre room, a versatile games/activity area adjoining the minor bedrooms and a home office/study that can easily transform into a fifth bedroom if required.

Outside, the low-maintenance gardens featuring child friendly artificial grass in the backyard and an undercover alfresco area provide an ideal setting for outdoor entertaining and leisure. Ideally located close to local amenities

4 3 2 469m2

Price	SOLD for $815,000
Property Type	Residential
Property ID	29706
Land Area	469 m2
Floor Area	291 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

including Landsdale Primary School, Ashdale Secondary College, Landsdale Christian College, shopping centres, parklands and medical centres.

For further details or to arrange a private viewing appointment please call Ian Fatharly on 0411 886 183.
FEATURES INCLUDE;
• 4 spacious bedrooms- 2 are King sized with ensuite bathrooms
• 3 bathrooms
• Walk-in or built in robes to all bedrooms
• Large open plan kitchen/living/dining
• Stunning kitchen featuring a 900ml oven, dishwasher, breakfast bar, and scullery
• Theatre room
• Study/home office located near the entry
• Activity area adjoining the main living area
• Ducted reverse cycle air-conditioning throughout
• Low maintenance garden
• Outdoor covered entertaining area
• Garden shed
• Double lock up garage with remote controlled door

Council Rates $2,505 p/a
Water Rates $1,005 p/a

APPROXIMATE DISTANCE TO;
• 400m- Kennerton Park
• 1.5km- Landsdale Christian College
• 1.6km- Warradale Park
• 1.8km- Landsdale Primary School
• 1.9km- Landsdale Forum
• 4.9km- Ashdale Secondary College
• 6.2km- Lakelands Country Club

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.