LUXURY LAKESIDE LIVING

4 2 2 807m2

Situated in Woodvale Waters Estate, this stunning four-bedroom, two-bathroom home custom-designed by Marcolina and built by Atrium Homes in 2002 has just hit the market! Masters of luxury abodes, no expense has been spared with this double-storey home ranging from 34-course ceiling heights, tall skirting boards, plantation window shutters and solid Brush Box timber flooring.

Occupying an elevated 807sqm block, with 317sqm of internal living space what really sets this home apart is its connection to nature. Compliments of the clever design, the home offers multiple entertaining and living areas providing everyone with room to move and come together in the spacious kitchen and family room. The games and theatre rooms are a hit with kids - including the big ones. Outdoor entertaining is a delight with the huge undercover area perfect for parties and gatherings, while the front veranda and private garden framed with tropical plants are lovely spots to reflect and relax.

Awake to ducklings waddling across your front lawn as laughing kookaburras are accompanied by frogs, cockatoos and lately, pelicans! The massive tree at the end of Withers Grove plays host to the local wildlife community as does the Yellagonga Regional Park just metres away with its cycling and walking trails, taking you to Neil Hawkins Park in Joondalup a couple of kilometres away.

Price	SOLD for $1,500,000
Property Type	Residential
Property ID	29774
Land Area	807 m2
Floor Area	317 m2

Agent Details

Office Details

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XCEED REAL ESTATE

FEATURES YOU'LL LOVE
• Four bedrooms, two bathrooms
• Elevated 807sqm of prime real estate with lake views
• Formal lounge/dining
• Games room with direct outdoor access
• Theatre room with tiered seating and projector
• Open plan dining and living room leading outside to alfresco dining
• Spacious kitchen with stainless steel Miele appliances
• Dishwasher, wall oven and a gas cooktop, double sinks, coffee nook, recess for a microwave and a double fridge and loads of storage including a separate pantry
• Master bedroom features a walk-in robe and an ensuite with a relazing corner bath and a separate toilet
• Spacious upstairs study leading out to a balcony with views
• Main bathroom features a bathtub with classic tones and plenty of space
• Wide and welcoming entry with a leadlight glass feature
• Separate laundry with external access
• Double car garage with parking for 7 cars
• Veridian ComfortPlus, ideal for acoustics and thermal windows
• 3.5 insulation
• Plantation window shutters throughout
• 32 & 34-course ceilings
• High Colonia skirting boards
• Brush Box timber floorboards
• Lush, landscaped and reticulated grounds
• Private and secure garden
• Undercover entertaining area with a timber-line ceiling and ceiling fans
• Front veranda overlooking a water fountain
• Security screens and system
• Solar panels
• Ducted vacuum system throughout
• Split system air-conditioning
• Brick and clay tile 2002 Atrium Homes construction

LOVE THE LOCATION
• 50m to Yellagonga Regional Park
• 800m to North Woodvale Primary School
• 900m to the Woodvale Tavern
• 1.1km to Woodvale Village Shopping Centre
• 1.5km to Woodvale Secondary College
• 2.2km to Lake Joondalup
• 3.5km to St Luke's Catholic Primary School
• 4.6km to the Edgewater Train Station
• 5.1km to Edith Cowan University Joondalup Campus
• 6.6km to Lakeside Joondalup Shopping City

The property's elevation offers lake views, especially from the balcony across the lush landscaped grounds. As a property owner in the Woodvale Waters Estate, you have the privilege of being part of a supportive community committed to maintaining the area's pristine environment through their involvement with the Woodvale Waters Landowners Association.

Even though you're surrounded by nature and wildlife, you still have easy access to plenty of schools, Edith Cowan University, shops, public transport,

amenities and main arterial roads including the Mitchell Freeway. The coast is a 10-minute drive away where you have your pick of world-class beaches.

Contact Kiera Simpson on 0414 441 445 for more information.

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