

Sold



45 Ipswich Crescent, Girrawheen



Spacious Living with Room to Grow!

Discover the perfect, well-maintained family home for a comfortable living experience in this three-bedroom, one-bathroom home, which provides ample room to move and an abundance of parks, schools and shopping within easy reach.

Fully fenced at the front, with mature trees providing plenty of greenery and shade, your driveway brings you to the entrance of the home. Clean, light and bright, the entrance opens to the living room, a good-sized area with timber-style flooring, while, further along, the kitchen overlooks the dining area and has all the space, cupboards, pantry and benchtop space you could ever need. This is a great, central space for the family to come together. Open the sliding doors, and you have easy access to the huge outdoor undercover patio, a brilliant zone to enjoy summertime alfresco living, BBQs, and relaxing or entertaining friends.

All three bedrooms feature timber-style flooring, built-in robes, security screens and drapes, with the main bedroom boasting its own mirrored robes and split system air-conditioning with a central bathroom also featuring a bath.

Perhaps what is most impressive about this home is its exterior spaces and the opportunities this brings. There is just so much room for the kids and/or pets to enjoy here. With easily enough space for a trampoline, swing-set or even a swimming pool, any green thumb will be in their element. This is a

3 1 2 692 m²

Price	SOLD for \$555,000
Property Type	Residential
Property ID	29810
Land Area	692 m ²
Floor Area	100 m ²

Agent Details

Jonathan Durrant - 0438 909 480

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED 
REAL ESTATE

terrific home for hosting outdoor parties under the undercover patio, and with fencing all around the property, your home is secure and private.

With so many amenities on your doorstep, this is an excellent home for a young family or investor seeking an opportunity in a well-connected suburb. For expressions of interest, please get in touch with Jonathan Durrant at Jonathan.d@xceedre.com.au or on 0438 909 480.

Features include:

- Three bedrooms, one bathroom
- Built-in mirrored robes in the main bedroom
- Built-in robes in the second and third bedroom
- Air conditioning in the living area and main bedroom
- Spacious kitchen with ample cupboards and benchtop space
- Bathroom featuring glass shower screen and bath
- Separate laundry with overhead cupboards and exterior access
- Timber style flooring
- Security screens
- Large paved patio with fan
- Large backyard with two sheds
- Double garage with electric garage door
- Fenced front yard with mature trees
- Fully fenced throughout all property
- Ample parking on the driveway
- Block size 692sqm
- Home 100sqm

Location (approx. distances):

- Roseworth Child and Parent Centre 270m
- Roseworth Primary School 950m
- Emmanuel Christian School 1.6km
- Montrose Park Tennis Courts 1.9km
- Mercy College 2.7km
- Stirling Leisure Centre (Balga) 3.6km
- Balga Plaza 4.1km
- Dianella Secondary College 5.4km
- The Square, Mirrabooka 5.5km
- Kingsway Shopping Centre 5.5km

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.