

45 Ipswich Crescent, Girrawheen







Spacious Living with Room to Grow!

3 1 2 692m2

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

Price	SOLD for $555,000
Property Type	Residential
Property ID	29810
Land Area	692 m2
Floor Area	100 m2

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

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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

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