







Functional Family Living

Conveniently located in a quiet, tree lined, street close to schools, major bus routes and Herdsman Lake in sought after Churchlands awaits this spacious family home on an easy-care fully walled 492 sqm block. With fabulous presentation and a functional floorplan, this desirable home offers four generous bedrooms, home office/5th bedroom, 2 bathrooms, 3 w/c's and multiple living areas.

At the heart of the home is a remodelled kitchen featuring stone benchtops, ample storage, quality appliances, a dishwasher and breakfast bar. Located on either side of the kitchen, with ample natural light, are the formal lounge & dining and family rooms. There is also a separate activity/games or theatre room accessed from the main living area. The master bedroom is also desirably located on the ground floor, offering a private retreat from the minor bedrooms.

Upstairs are three minor bedrooms, each boasting ample space and natural light. These are serviced by a bathroom incorporating a shower, separate bath and w/c.

Externally your entertaining needs are catered for by a large timber decked alfresco area with built in sink/wet kitchen- perfect for hosting family & friends or enjoying a morning coffee while overlooking the private low maintenance garden with ample space for children and pets to play.

4 2 2 492m2

Price	SOLD for $1,345,000
Property Type	Residential
Property ID	29847
Land Area	492 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

Located within Floreat Waters Estate, just a few minutes stroll from picturesque Herdsman Lake, this residence is surrounded by a selection of highly regarded private & public schools, local & major shopping centres as well as ample public transport (Circle Route and major events service). A haven for wildlife and humans alike, with acres of parkland and pathways to run, walk or cycle, Herdsman Lake offers fortunate nearby residents a scenic and peaceful “country” environment with the convenience of nearby city amenities.

For further details or to arrange a private viewing please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au.

PROPERTY FEATURES
- 4 spacious bedrooms
- Master bedroom with ensuite and walk-in-robe
- 2 well-appointed bathrooms, 3 w/c's
- Home office/bed 5 located near front entry foyer
- Polished jarrah floorboards
- Remodelled kitchen with stone bench-tops
- Meals & family room adjoining the kitchen
- Lounge & dining room overlooking front garden
- Separate activity/games room
- Functional floorplan for daily family living
- Split system air-conditioning systems to majority of home
- Front garden features synthetic grass and reticulated garden beds
- Double carport and additional parking for visitors
- Fully fenced with electric front gate

LOCATION HIGHLIGHTS
- 300m- Herdsman Lake
- 150 m to bus stops
- 1.1km- Churchlands Primary School
- 1.8km- Newman College
- 2.0km- Churchlands Senior High School
- 2.1km- Herdsman Fresh
- 3.0km- Hale School
- 3.4km- Innaloo Event Cinemas
- 3.7km- Wembley Golf Course
- 3.9km- Innaloo Shopping Centre
- 3.9km- Bold Park Aquatic
- 5.8km- Floreat Beach
- 7.5km- Karrinyup Shopping Centre
- 9.1km- Perth CBD

Water Rates- $2,126.00
Council Rates- $3,020.00

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