## 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

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| **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,
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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

*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.*