

Sold



8 St Martins Close, Churchlands



## Impressive Family Home

Sold Off Market by Ian. Happy Buyers, Delighted Sellers!

Nestled in a whisper quiet cul-de-sac awaits this impressive two storey family home, just metres away from picturesque Herdsman Lake within highly desirable Floreat Lakes Estate.

Comprising of 4 bedrooms, 2 bathrooms, grand entry foyer, study/home office, formal lounge & dining, granite-top kitchen, family room, games room, first floor activity and spacious covered alfresco. With a practical open floorplan, this light filled residence offers ample space for larger families.

Located just a short stroll from picturesque Herdsman Lake and wildlife reserve, residents can enjoy nature walks, birdwatching, and picnics. The area is also close to a selection of well-regarded private and public schools, including Churchlands Senior High School, Woodlands Primary School, Hale School, Newman College, Holy Rosary Primary School and St Mary's Girls School.

Convenient public transport options and bus routes to the CBD, UWA and other western suburbs private schools are easily accessible via the Circle Route bus service. Nearby shopping centres include Herdsman Fresh, Woodlands Shopping Village, Floreat Forum and Westfield Innaloo Shopping Centre. Recreational amenities such as Bold Park Aquatic Centre, Wembley Golf Course and a selection of fabulous beaches are all within a 5 to 10

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**Price** SOLD for \$1,665,000

**Property Type** Residential

**Property ID** 30060

**Land Area** 675 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**

minute drive - offering a vibrant and convenient lifestyle for residents.

For further details please contact Ian Fatharly on 0411 886 183.

#### Accommodation and Features

- 4 spacious bedrooms-Master on ground floor
- 2 bathrooms
- Double height grand entry foyer
- Study/5th bedroom located near front entry foyer
- Formal lounge & dining room
- Spacious kitchen overlooking back garden – featuring granite bench-tops
- Family and meals area opening onto rear alfresco and garden
- Games/activity room
- First floor tv/kids study area
- Ducted reverse cycle air-conditioning throughout
- Spacious covered alfresco
- Double lockup garage
- Reticulated garden with fruit trees
- Quiet, child friendly cul-de-sac location

*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.*