







Spacious Living Opposite Kingsway Reserve

4 2 2 615m2

Situated on a generous 615sqm block opposite Kingsway Reserve, this low-maintenance four-bedroom, two-bathroom home offers loads of space and an incredible lifestyle for families, professionals and investors. Beyond the pretty façade, you're greeted with a generous porch and double doors leading into a wide hallway with detailed timber flooring, setting the tone for this quality build.

You will appreciate the space this stylish home offers. All your favourite people can be accommodated across three living spaces, including a formal lounge and dining room, a family room and open-plan living and dining leading outside to alfresco dining. There is also a study, and the flexible floorplan presents the freedom to use the space to suit your lifestyle, whether that be for an office, a theatre room or a studio – the choice is yours.

The landscaped front garden includes an extra-high garage with additional parking. In the backyard, a generous pitched patio overlooks the easy-care garden, inspiring BBQs while the little ones play safely and freely.

Since you're opposite Kingsway Reserve boasting playgrounds, sporting facilities and the Olympic Sports Club, and a stroll or cycle away from Reverend John Smithies Park and Lake Goollelal leading to Yellagonga Regional Park, and close to Marangaroo Golf Course, those leading an active lifestyle will appreciate having these amenities nearby. Several schools, such as Madeley Primary School, Ashdale Secondary College, Ashdale Primary

Price	SOLD for $900,000
Property Type	Residential
Property ID	30079
Land Area	615 m2
Floor Area	219 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

XCEED REAL ESTATE

School and St Luke's Catholic Primary School are conveniently only a short drive away.

This beautifully presented home has broad appeal, so you must move fast to secure this one. Please don't hesitate to contact Jonathan Durrant on 0438 909 480 today to arrange a viewing today.

Features include:

• Four bedrooms, two bathrooms
• Three living areas: open-plan living/dining, formal lounge/dining room and family room
• A well-equipped kitchen with a dishwasher, stainless steel appliances and loads of storage
• Primary bedroom with a walk-in robe and an ensuite with a spa bath
• Separate study
• Family bathroom with a bathtub
• Separate laundry with external access
• Timber flooring, with detailing in the welcoming entryway
• Ducted air-conditioning
• Generous backyard with alfresco dining beneath a pitched patio, lawn and shed
• Neat front yard with a generous porch overlooking Kingsway Reserve
• Extra high double lock-up garage with additional parking
• Brick and iron 2000 construction on a 614sqm block

Location (approx. distances):

• Opposite Kingsway Reserve with playgrounds and sporting facilities
• 900m to Reverend John Smithies Park and Lake Goollelal
• 1km to Kingsway City Shopping Centre
• 1.2km to Madeley Primary School
• 1.8km to Ashdale Secondary College
• 1.8km to Marangaroo Golf Course
• 2.3km to Ashdale Primary School
• 3.4km to St Luke's Catholic Primary School
• 5km to Greenwood Train Station

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.