







HOME OPEN CANCELLED SPACIOUS TRANQUIL GEM IN JOONDALUP

Located in a quiet cul-de-sac and positioned on a leafy street right across the road from Windemere Park, this four-bedroom, plus study, two-bathroom home has plentiful space for any growing family to enjoy. Situated on spacious 660m2 block and boasting two large living areas, plus an expansive exterior with an undercover patio, this home is both a wonderful entertainer and a spacious retreat. Perfect for young families or first-home buyers seeking a foothold in the desirable Joondalup area, reap the benefits of both space and convenience with your local primary school and parks easily reached by foot.

Step inside and be impressed by this home's generous proportions. The front foyer leads to the heart of the home providing an open-plan design effortlessly connecting the central, kitchen, dining and living areas, a spacious, central hub for the whole family to come together while a formal living area provides extra room - the ideal teenage retreat or zone for the grownups to unwind. Here a separate, closed-off area features that could be used as a separate study area or even a reading room to relax in.

Overlooking the back garden, the well-appointed kitchen is light and bright with plenty of bench space, double sink and pantry while interior doors within the home also provide the ability to section off the living areas for added privacy. Four bedrooms provide ample comfort with carpet and ceiling fans, the main bedroom especially boasting good size, walk-in-robes, and private

4 2 2

Price	SOLD for $810,000
Property Type	Residential
Property ID	30191

Agent Details

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

ensuite while the other rooms all feature built-in robes.

Step outside and your playground awaits. Summers are more than taken care of here with an expansive, paved undercover patio/alfresco area - perfect for BBQs, parties or simply for unwinding with the family enjoying quiet meals. With plenty of lawn for the kids and family pets to enjoy, the back garden is surrounded by mature trees with easily enough space to accommodate outdoor furniture, a swing set or a trampoline. The kids will simply love this outdoor area and with high fencing all around, your privacy and security is assured.

Striking distance to Lakeside Joondalup, quality schools, TAFE, Edith Cowan University and Joondalup Train Station, everything is easily at hand. Enjoy spacious rooms, multiple living areas and expansive outdoor spaces, all within a quiet cul-de-sac opposite parks, and you have the perfect balance of tranquility, space and convenience in one of Perth's most sought-after areas.

For expressions of interest, please contact Alana Nelson at 0438 280 004 or alana@xceedre.com.au

Features:
Four carpeted bedrooms – all with built in robes, main bedroom with ensuite
Study area
Two bathrooms, one with bath
Two large living areas, including formal lounge room
Spacious kitchen overlooking back gardens – features double sink, ample cupboards, pantry, benchtops
Open plan dining area off kitchen
Expansive exterior on 2 levels, featuring limestone wall and lawn
Spacious, paved undercover alfresco area
Lawn at front and rear of property
Tiled in main living areas
Separate laundry with mounted dryer, sliding doors to exterior
Downlights and ceiling fans
Ducted air-conditioning
Colonial style doors in interior of the home for extra privacy
Double garage and driveway for extra parking

Location (approx. distances)

Joondalup Primary School 500m
Windermere Park 800m
Wanneroo Botanical Gardens 2.5km
Lake Joondalup Baptist College 2.6km
HBF Arena 2.8km
North Metropolitan TAFE 2.9km
Lakeside Joondalup 3.1km
Joondalup Train Station 3.9km
Carramar Golf Course 4.5km
Edith Cowan University 4.6km

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.