








## SUPERB MODERN FAMILY HOME

4 2 2 533m2

A sensational family home for those seeking plenty of modern comforts and convenience, welcome to 13 Haviland Mews – a spacious four-bedroom, two-bathroom abode with home theatre, offering a fantastic lifestyle just moments from quality parks, schools, shopping precincts, sporting facilities and public transport.

Step inside from a portico entrance into a tiled foyer and through to the fresh-faced, main living areas of kitchen, living and dining zones - the central, light and bright welcoming heart of the home. The kitchen is sleek and contemporary, its separate island bench of black granite benchtops providing the family with easy casual dining over the breakfast bar while ample cupboards, built in oven, five gas burner stove top and walk in pantry tick all the boxes for any culinary enthusiast.

From the living room, open your sliding doors and enjoy a paved, undercover alfresco area, the perfect place for summer-time family dinners and BBQ's, and with so much lawn that wraps around the home, there's plenty of space for the little ones and family pets to play, with easily enough room to accommodate a trampoline, swing-set or even a swimming pool.

Indulge in family movie nights in your home theatre, doubling also as the perfect teenage sanctuary to entertain their friends, while the generous-sized main bedroom boasts a bright and modern ensuite and walk-in robes. Three bedrooms feature the convenience of mirrored sliding built-in robes and are

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| **Price** | SOLD for $760,000 |
| **Property Type** | Residential |
| **Property ID** | 30683 |
| **Land Area** | 533 m2 |
| **Floor Area** | 192 m2 |

### Agent Details

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### Office Details

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accommodated with a family bathroom with bath.

Clean-lined and restful with a functional floor plan plus so much land at the front and rear of the home, this is a home that has 'family' written all over it. Walk to your local primary school with tranquil Discovery Park, popular Pitstop Playground and Skatepark all less than one km away. Just moments from Joseph Banks Secondary School and local shopping, cafes, restaurants, Golf Courses, and with easy access to arterial roads and public transport, this is a home that promises any family a welcoming and community -focused lifestyle.

Property Features

Four carpeted bedrooms
Two bathrooms
Large main bedroom features walk in robes, ensuite with huge glass shower
All three other bedrooms with sliding, mirrored built in robes
Separate family bathroom with bath
Open plan living/kitchen/dining areas
Theatre Room
Modern, well-appointed kitchen with separate island bench, granite benchtops, walk in pantry,
built in oven, 5 gas burner with rangehood, ample cupboards
Undercover patio/alfresco area
Separate laundry with exterior access
Double garage with paved driveway
Reverse ducted air conditioning
Plenty of lawn at front and exterior of home
Portico and tiled entrance
Garden shed

Locations (approx. distances)
Grandis Primary School 270m
St John Paul II Catholic Primary School 700m
Discovery Park/Pitstop Playground/Skatepark 750m
Joseph Banks Secondary School 1.5km
Banksia Grove Shopping Centre 2.0km
Banksia Grove Primary School 2.0km
Wanneroo Golf Club 2.6km
Banksia Grove Village 2.8km
Carramar Golf Course 3.7km
Duke Bar and Bistro 3.8km
Carramar Village 4.4kms

For expressions of interest, please contact Ahsan Mustafa at ahsan@xceedre.com.au or phone 0420 270 173 for additional details.

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