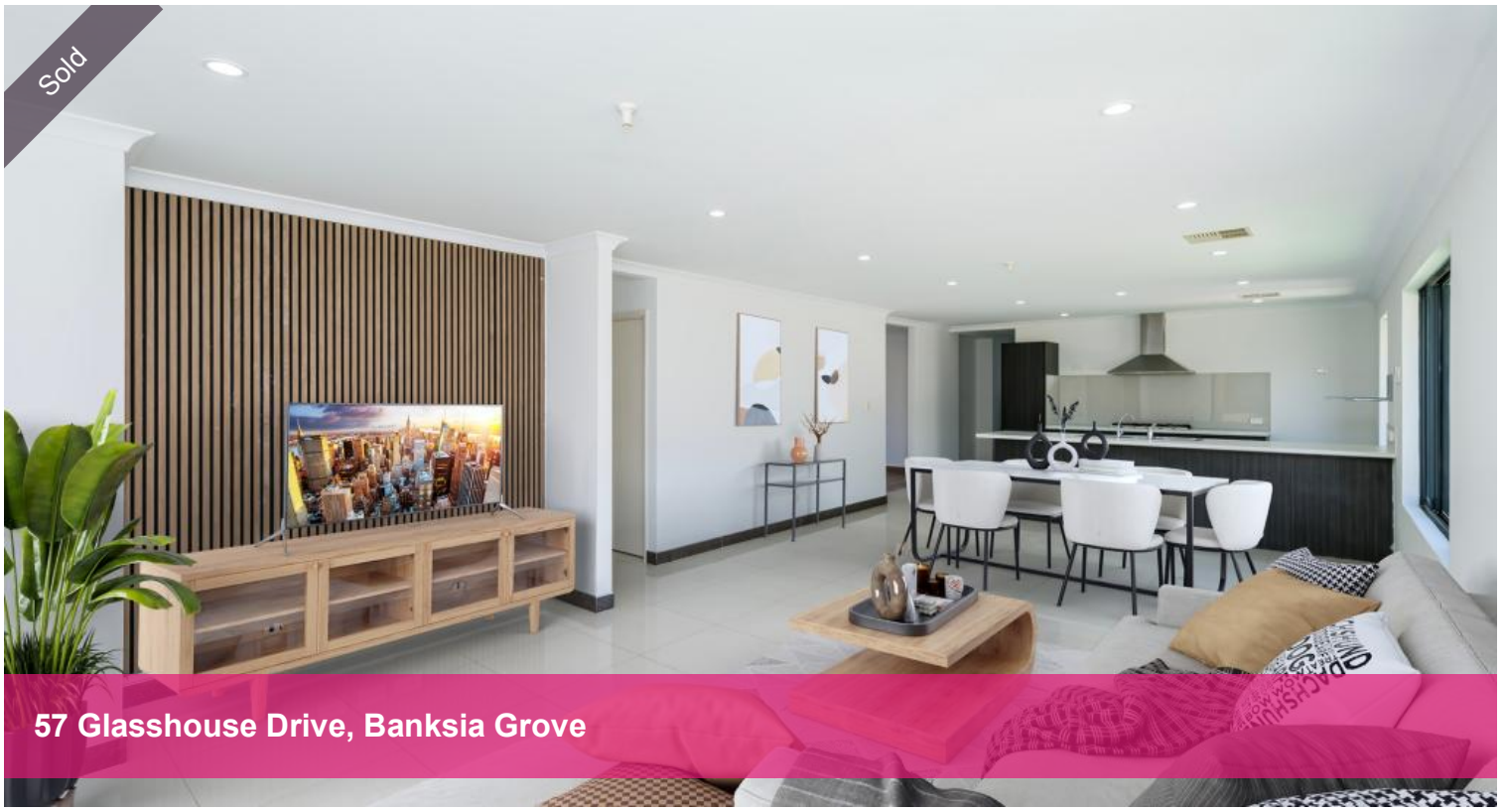









## THE FAMILY HOME YOU'VE BEEN WAITING FOR!

Bright and contemporary where spaciousness reigns supreme, this four-bedroom, two-bathroom residence offers one lucky family the ultimate in fine living, just moments from Honey Possum and Discovery Parks and playgrounds, schools, and local shopping precincts, plus the added convenience of a bus stop right across the road, making travelling to and from home a breeze.

A functional and flexible layout, the central hub of this home is the tiled, open plan living, kitchen and dining area, a generous and cohesive space where the whole family can come together. Keen chefs will love the modern kitchen featuring ample storage, bench space, glass splashbacks, 5 gas burner and stainless steel appliances, and with plenty of windows, plus sliding doors to the patio outside, this home is bathed in gorgeous, natural light.
A separate theatre room makes movie nights and entertaining extra special for the whole family, doubling as an additional space for teenager's retreat while all four bedrooms provide comfort and style, the main bedroom boasting its own ensuite.

Outside is the perfect alfresco space, an undercover patio area ready for outdoor tables, chairs and furniture with the exterior featuring plenty of paved space for the little ones to play and ride their bikes. Two separate areas feature the convenience of low-maintenance, easy-care artificial lawn, ideal for swings or a trampoline, with garden beds and high Colorbond fencing ensuring privacy and security. There is plenty of space for extra parking too,

4 2 2 507m2

| | |
|---|---|
| **Price** | SOLD for $750,000 |
| **Property Type** | Residential |
| **Property ID** | 31056 |
| **Land Area** | 507 m2 |

### Agent Details

Ahsan Mustafa - 0420 270 173

### Office Details

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

XCEED REAL ESTATE

with a double gate extending from the driveway, ideal for boats, bikes or trailers.

Make the most of extensive green space just footsteps from your front door, enjoy strolls through Honey Possum Park bushland, walking trails and cycling paths, Pitstop Playground, skatepark, and nearby Joseph Banks Gardens. Enjoy the convenience of easy shopping with Banksia Grove's Coles, Woolworths and Aldi, all less than 2km away and positioned within the intake area of Grandis Primary School and Joseph Banks Secondary College, you will want for nothing here.

Contemporary, low-maintenance living with space for all, elevate your family's lifestyle in this incredible home within arm's reach of the very best of all that Banksia Grove has to offer!

Property Features
Four bedrooms – main with ensuite
Two bathrooms – family bathroom with bath
Two living areas
Tiled open plan family, living, meals area
Second separate living room
Modern kitchen with stainless steel appliances, ample benchtops, glass splash backs, pantry, 5 burner gas stovetop
Theatre room
Generous undercover patio with downlights
Spacious backyard featuring pavers and artificial lawn
Separate laundry with access to the rear
Ducted reverse cycle air conditioning
Double garage with wide driveway for extra parking plus side gate access
Front lawn
Private and secure with high, Colorbond fencing all around
Solar panels

Locations (approx. distances)
Honey Possum Park 270m
Discovery Park/Pitstop Playground/Skatepark 550m
Grandis Primary School 1.2km
St John Paul II Catholic Primary School 1.2km
Joseph Banks Secondary School 1.3km
Banksia Grove Shopping Centre 1.7km
Banksia Grove Primary School 2.3km
Banksia Grove Village 2.8km
Wanneroo Golf Club 2.9km
Carramar Golf Course 3.5km

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

*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.*