








## THE FAMILY HOME YOU HAVE BEEN WAITING FOR

Ahsan from Xceed Real Estate presents you this property at 9 Hazewinkel Gardens, Champion Lakes.

Discover this beautiful 4-bedroom, 2-bathroom family home located in the serene and sought-after community of Champion Lakes. Perfectly designed for low-maintenance living, this property offers a spacious and practical layout, ideal for busy families or those looking to downsize without compromising on comfort.

The formal lounge welcomes you upon entry, providing a cozy space for quiet relaxation or entertaining guests. The heart of the home is the open plan living and dining area, seamlessly connected to a well-equipped gas kitchen, perfect for family meals or hosting friends. Step outside to the alfresco area, a wonderful extension of your living space, ideal for outdoor dining and entertaining. With a low-maintenance garden, you can enjoy the beauty of your surroundings without the hassle of extensive upkeep. The home also features a 2-car garage, providing secure parking and extra storage.

9 Hazewinkel Gardens is the perfect blend of style, convenience, and ease, ready for you to call home!

Other Features:
• Wide and stylish front entry
• Land size: 434 sqm

4 2 2 434m2

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| **Price** | SOLD for $740,000 |
| **Property Type** | Residential |
| **Property ID** | 31097 |
| **Land Area** | 434 m2 |

### Agent Details

Ahsan Mustafa - 0420 270 173

### Office Details

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Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
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• Master bedroom: En-suite and 2 walk-in-robes
• Freshly painted
• New gas cooktop
• Open plan living and dining areas
• Formal lounge/media room
• Good size laundry with external access
• Alfresco for entertainment
• Drive-thru access from garage
• Large, concreted area in the backyard
• Big porch at the front entry
• Double automatic garage

Location Highlights:
• Parks: Close to local quality parks, such as Champion Lakes Regatta Centre (approximately 1.5 km away)
• Shopping Centres: Easy access to the Shopping Centre (approximately 1.8 km away)
• Kelmscott John Calvin School (approximately 0.4 km away)
• Grovelands Primary School (approximately 0.8 km away)
• Westfield Park Primary School (approximately 1.5 km away)
• Kelmscott Senior High School (approximately 1.9 km away)
• John Wollaston Anglican Community School (approximately 2.0 km away)
• Childcare Centres: Various local options within a short drive
• Transport: Easy access to Tonkin Highway and Ranford Road

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.*