

11 Red Wattle Place, Churchlands







Lakeside Haven

4 2 2 484m2

Under Offer! Mulltiple Offers Received.
Home Open Cancelled. Apologies for any inconvenience.

Nestled in a whisper quiet cul-de-sac just meters from parkland and picturesque Herdsman Lake, this beautifully refurbished four-bedroom, two-bathroom family home is located within sought after Floreat Waters Estate. Offering a perfect blend of style, comfort and convenience, this property is ideal for families or downsizers looking to move straight in and enjoy a relaxed yet vibrant lifestyle. The home's thoughtful design includes the master bedroom wing located on the ground floor and three generously proportioned bedrooms on the first floor, ensuring privacy and space for all.

The ground floor is the heart of the home, featuring a practical open-plan living and dining area with engineered timber flooring, seamlessly opening onto a private, covered alfresco area. The near new high-quality kitchen, complete with premium appliances, stone benchtops and ample storage, is a dream for any home chef. The adjoining scullery and laundry enhance functionality. For those seeking a cozy retreat, the home also boasts a theatre/lounge room or home office-perfect for relaxation or entertaining.

Upstairs, the first floor offers three additional bedrooms. The king-sized second bedroom has a 4-door built-in robe and sliding door opening onto a spacious balcony. Bedrooms 3 and 4, both Queen-sized, incorporate built-in robes. The adjoining main bathroom features a full-size bath, large glass

Price	Under Offer-First Week!
Property Type	Residential
Property ID	31213
Land Area	484 m2
Floor Area	283 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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screened shower, twin-basin vanity and WC. Engineered wood flooring throughout the upper level adds warmth and elegance.

Externally the covered north oriented alfresco area, with honed aggregate flooring, offers a peaceful outdoor space for dining or relaxing. The landscaped garden is low-maintenance, yet provides enough space for children and dogs to safely play.

The location is equally impressive, offering a rare combination of natural beauty and urban convenience. Positioned less than 400 meters from highly regarded Churchlands Primary School, the home is just a five-minute stroll for young students. Older students can enjoy an easy 15-minute walk to Churchlands Senior High School or Newman College.

Surrounded by acres of parkland and walking trails with an abundance of birdlife, Herdsman Lake provides residents with a tranquil and scenic environment, perfect for outdoor activities such as cycling, walking, or running. The area also offers quick access to public transport (Circle bus route), major shopping centres and numerous recreational facilities, including Wembley Golf Course, local tennis clubs, Bold Park Aquatic Centre and nearby pristine coastline.

For further details or to arrange a private viewing please contact Ian Fatharly at 0411 886 183.

Features Include;
• Light filled double-height entry foyer and staircase
• Open plan family, meals and kitchen opening onto the covered alfresco area
• Designer kitchen with scullery and high-end appliances
• Separate theatre/ lounge room or home office
• Spacious master bedroom on ground floor
• Guest powder room/third w/c
• Separate laundry with direct access to clothes drying courtyard
• Engineered timber flooring to majority of home
• Beautifully presented with high-quality finishes and fixtures.
• Covered alfresco area with honed aggregate flooring.
• Set on a level 484 sqm green title lot with an automatic reticulation
• Solar power system and ducted vacuuming.
• Ducted reverse cycle and split system air-conditioning throughout the home
• Double garage with remote-controlled door and a stylish aggregate driveway.

Approximate Distance to;
• 100m- Herdsman Lake
• 350m- Churchlands Primary School
• 1.0km- Herdsman Fresh
• 1.4km- Newman College
• 1.7km- Churchlands Senior High School
• 2.4km- Hale School
• 3.4km- Wembley Golf Course
• 2.6 km- Floreat Forum
• 3.5km- Westfield Innaloo

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.