







Grand Family Residence

5 4 2 440m2

Nestled in a whisper quiet tree lined street this, quality Stannard built, family home is the epitome of comfort and functionality. With five spacious bedrooms, four modern bathrooms and multiple living areas on both levels, this grand residence has been designed to cater to the needs of large and multi-generational families.

As you enter through the open plan tiled foyer you're greeted by an abundance of natural light which flows throughout the home. The formal lounge, located at the front, offers an inviting space for entertaining or relaxing while the exquisite timber flooring and staircase provide a timeless charm and elegance. Every detail of this home has been carefully curated featuring large proportions, quality fixtures & fittings and high ceilings throughout.

At the heart of the home lies a fully fitted kitchen with solid Oak cupboard doors, Corian bench-tops, abundant storage and a seamless connection to the open plan meals, family and alfresco entertaining area. This versatile space is perfect for everything from casual family meals to hosting dinner parties. The ground floor also incorporates a home theatre/games room 5th bedroom with an adjoining ensuite bathroom, external door entry and separate study.

Upstairs you will find the 3rd generous living area, 4 bedrooms and 3 bathrooms. The huge master suite boasts a private balcony, walk in robe and

Price	SOLD for $2,350,000
Property Type	Residential
Property ID	31217
Land Area	440 m2
Floor Area	394 m2

Agent Details

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Office Details

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ensuite with spa bath and separate shower. The remaining 3 bedrooms are all Queen sized with ensuite bathrooms, ensuring comfort and privacy for all.

Externally, the covered outdoor alfresco entertaining area is complemented by an established, lush easy-care garden, making it the perfect spot for gatherings with family & friends.

With its blend of space, luxury and functionality, this fine home provides everything you need for modern family living in a highly sought-after location surrounded by a selection of highly regarded schools and amenities.

For further details or to arrange a private viewing appointment please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

Accommodation and Features;
- 4/5 bedrooms
- 4 bathrooms
- Study/home office
- Formal lounge room
- Theatre/games room or guest bedroom wing
- Open plan kitchen, family and dining
- Large fully fitted kitchen incorporating solid Oak cupboard doors, Corian bench-tops,
Freestanding 900mm oven and cook-top, dishwasher and ample cupboard space
- First floor living room/activity room
- Huge master bedroom with walk-in robe, ensuite and balcony
- Covered alfresco area
- Low maintenance, established garden
- Timber flooring to staircase and entire first floor
- Double garage with remote controlled door
- Ducted reverse cycle air-conditioning
- Quality constructed by Stannnard Homes
- Room for a pool in the rear garden if required
- Street front 440 SQM Survey-Strata Lot

Approximate distance to;
- 700m- Luketina Reserve
- 850m- Hale School
- 1.2km- Newman College
- 1.3km- Wembley Downs Primary School
- 1.4km- Churchlands Senior High School
- 2.0km- Wembley Golf Course
- 2.7km- Herdsman Lake
- 3.0km- Floreat Beach
- 4.0km- Innaloo Shopping Centre

Council Rates- $3,551 p/a approx
Water Rates- $2,242 p/a approx

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