







DREAM HOME IN FAMILY-FRIENDLY SINAGRA

A beautifully crafted space where clever design meets the art of living well, this four-bedroom, two-bathroom home with two living areas offers a sensational opportunity for families seeking space and comfort, all within a family-friendly neighbourhood, moments from local shopping, schools, lakeside reserves, and playgrounds, with easy access to arterial roads.

A well-maintained home brimming with light, fresh-faced interiors and the warmth of timber-style flooring, step into a residence that at once feels welcoming and contemporary. A functional floorplan ensures there is not only enough space for the whole family to come together in central living areas, but that there is room to enjoy quiet private time in other areas of the home too.

The heart of the home is the bright open-plan kitchen and casual dining areas with good visibility over one of the main living areas, a generous-sized room offering sumptuous living for both family time and entertaining guests. The kitchen is contemporary and well-appointed with plenty of cupboards, pantry, and bench space for easy casual meals with another living room adding extra convenience and space.

Open your siding doors that spill effortlessly into a paved, undercover alfresco, perfect for laid-back mornings and spacious enough for lively gatherings. Tailor-made for alfresco meals and leisurely weekends, this area overlooks lush lawn, mature trees and limestone beds, providing plenty of

4 2 2 480m2

Price	SOLD for $730,000
Property Type	Residential
Property ID	31551
Land Area	480 m2
Floor Area	161 m2

Agent Details

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space for the kids to play, kick a ball, or room for a trampoline.
Boasting four spacious bedrooms, ceiling fans, and two bathrooms, this is a terrific home suiting the modern, busy family, where one room could easily serve as a home office. The main bedroom offers an ensuite with walk-in robes with built-in robes in other rooms with a family bathroom with bath accommodating. Air conditioning throughout the home ensures comfort in every season, while a double garage plus extra parking on driveway provides plenty of space for cars.

Perfectly positioned to embrace the Sinagra lifestyle, you'll love the convenience of Mirto Park right across the street, Ashby Bar and Bistro is just down the road, as are leafy parks, playgrounds lakeside reserves, plenty of shopping options and easy access to Wanneroo and Pinjar Roads. A home for families or investors seeking a brilliant opportunity.

Key Features include:
Four bedrooms
Two living areas
Main bedroom with ensuite and walk-in robes
Minor bedrooms with built-in robes
Two bathrooms - family bathroom with bath
Two generous family living areas
Open-plan kitchen/dining area
Modern kitchen with ample cupboards, pantry, gas stovetop, rangehood, breakfast bar
Double sliding doors opening to paved, undercover patio with outdoor light
Well-maintained exterior lawn with limestone raised beds
Timber style flooring
Separate laundry with overhead cupboards, bench space, exterior access
Double garage
Air-conditioning
Ceiling fans

Locations (approx. distances)

Mirto Park 130m
Ashby Bar & Bistro 1.2km
Wanneroo Central 2.3km
Rotary Park 2.3km
Lake Joondalup/Donelly Park 2.4km
Wanneroo Primary School 2.5km
Caporn Park 1.4km
Wanneroo Secondary College 3.9km
Eight Slices Italian Kitchen 4.5km
Wanneroo Botanic Gardens 5.0km
Carramar Village 5.9km
Lakeside Joondalup 7.9km

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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