







Location & Lifestyle!

Under Offer-Multiple Offers Received!

Pristine, quality-built family home located within idyllic, tightly held, Abbey Brook Estate, surrounded by established trees, parkland and selection of highly regarded schools. Situated in one of Churchlands most sought-after enclave's this beautifully presented residence offers a perfect blend of space, comfort and low-maintenance luxury. With its generous proportions, four separate living areas and large bedrooms this home is ideal for families or professionals seeking convenience and sophistication.

From the moment you step inside you are welcomed by a grand entry foyer with a sweeping staircase, setting the tone for the elegance and quality throughout. Multiple living spaces ensure flexibility for modern family living, including a formal lounge & dining area, spacious open-plan kitchen & family zone, a dedicated theatre/activity room plus an upstairs parents' retreat/home office. Whether you're entertaining, relaxing or working from home this home adapts effortlessly to your needs.

Central to the ground floor is the fully fitted kitchen featuring stone bench-tops, gas cook-top, under counter Miele oven, Bosch dishwasher and walk-in pantry. The casual living and meals zone seamlessly opens onto a North/East orientated cedar-lined alfresco area - making it the perfect setting for year-round entertaining.

4 2 2 541m2

Price	SOLD for $2,180,000
Property Type	Residential
Property ID	31604
Land Area	541 m2
Floor Area	294 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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The 3 minor bedrooms are also located on the ground floor within a separate wing. All are Queen-sized with built-in robes. The fully tiled main bathroom features a bathtub, separate shower, vanity and separate w/c. Bedroom 2 adjoins this bathroom and is semi ensuite with direct door access. There is an additional powder room/3rd w/c for guests.

The first floor features a spacious open plan lounge and home office with glass doors opening onto a private balcony. The adjoining King-sized master suite serves as a private retreat, incorporating a walk-in robe and lavish fully tiled ensuite with a spa bath, twin basin vanity, glass screened shower and separate w/c.

Perfectly positioned within easy walking distance to parklands, ample public transport and a selection of top schools, including Hale School, Newman College, Churchlands Senior High School and Churchlands Primary School, this delightful residence offers an enviable, move-in & enjoy lifestyle!

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

Features Include;
• 4 large Queen or King-sized bedrooms-with walk-in and built in robes
• 2 fully tiled bathrooms plus guest powder room 3rd w/c
• Grand entry foyer with feature timber& wrought iron staircase
• Quality fully fitted kitchen incorporating walk-in pantry, Bosch dishwasher, gas cook-top, Meile under counter oven and stone bench-tops
• Spacious open plan kitchen, living and meals area
• Four separate living areas for flexible family living
• Master bedroom located on the first floor featuring walk-in-robe and fully tiled luxury ensuite with spa bath, separate shower, twin basin vanity and separate w/c
• Large cedar lined alfresco area with vaulted ceiling and built in speakers
• Double garage with remote controlled door
• 2 ducted reverse-cycle air conditioning systems
• Rinnai gas fire heater in the main living area
• 6.6kw solar power system
• High ceilings to majority of home
• Solid NSW Blackbutt timber flooring to entry foyer, staircase and main living area
• Roof solar vent-to ventilate and cool the roof space
• Stainless steel security doors
• Freshly painted externally less than 2 years ago
• Reticulated low-maintenance established gardens
• Whisper quiet one entry estate
• 541 SQM, elevated Green Title block with 17m frontage

• Council Rates $3,206 p/a
• Water Rates $2,341 p/a

Approximate Distance to;
• 100m- Abbey Brook Reserve
• 800m- Churchlands Senior High School
• 900m- Newman College
• 500m- Herdsman Lake

- 1.5km- Churchlands Primary School
- 1.6km- Hale School
- 2.5km- Herdsman Fresh
- 3.2km- Floreat Forum
- 3.5km- Westfield Innaloo Shopping Centre
- 3.9km- Wembley Golf Course
- 4.1km- International School of WA

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