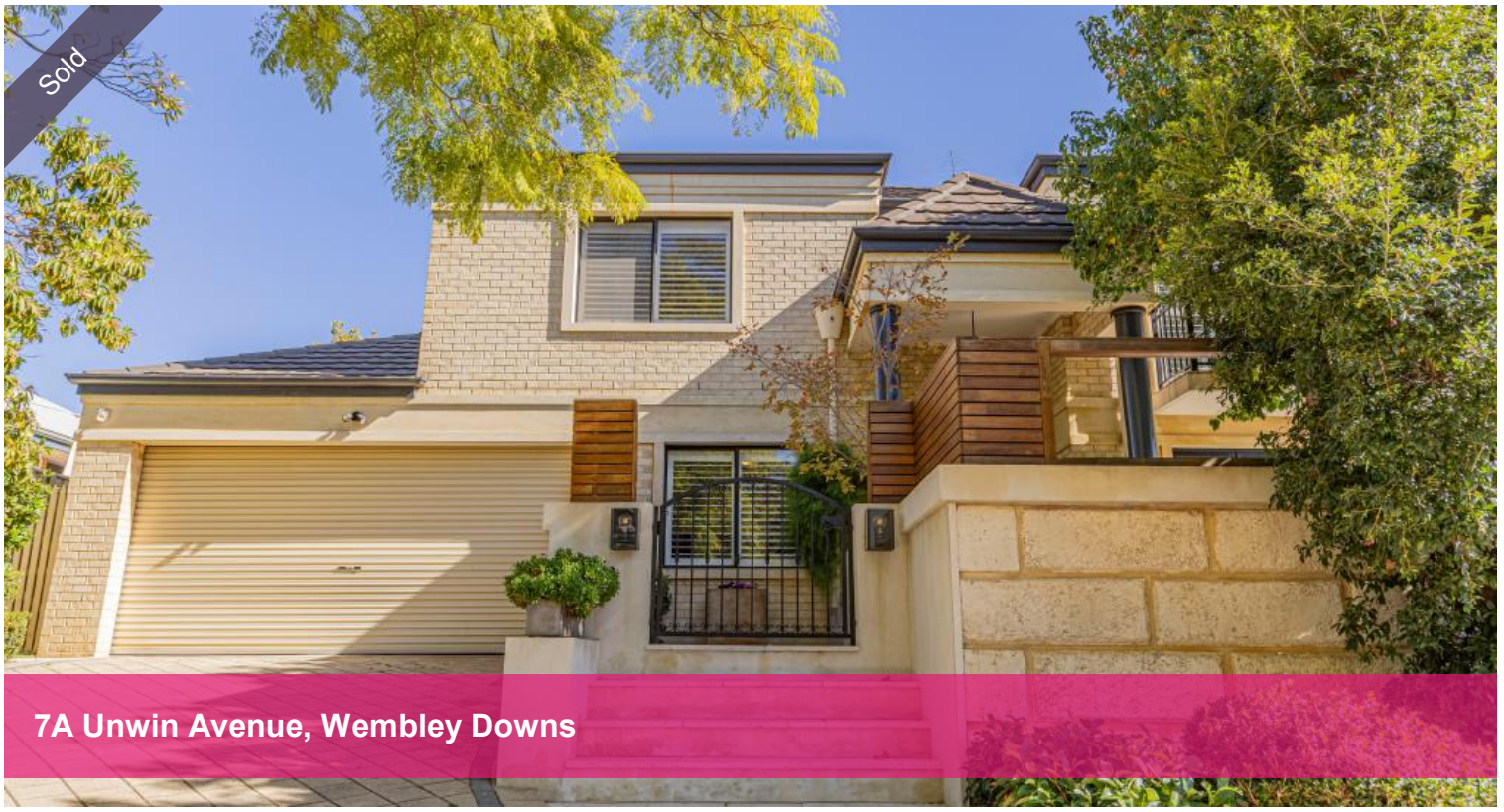









## Delightful Family Sanctuary

Under Offer First Week! Home open cancelled. Apologies for any inconvenience.

Nestled within the exclusive and highly sought-after Hale Heights precinct, this outstanding family residence offers a rare opportunity to secure a luxurious lifestyle in one of Perth's premier suburbs. Set on an elevated and secluded 787sqm rear block, this beautifully presented four-bedroom, two-bathroom entertainer's home seamlessly blends elegant design, quality and functional daily living in a peaceful and private setting.

As you step through the front entry gate you're welcomed into a tranquil outdoor setting framed by manicured gardens, a soothing water feature, built-in timber bench and a cozy fire pit - all nestled beneath the shade of mature trees. Entering the home a wide tiled entry foyer and open staircase greets you with an immediate sense of space and natural light. To your right a quiet media room provides a perfect sanctuary for reading & relaxing or a possible second home office. Continue through the home and discover a spacious open-plan family and meals area overlooking the front and rear gardens.

The heart of this zone is the high specification modern kitchen equipped with granite benchtops and the finest European appliances (Zug, Siemens & Liebherr), including double ovens, steam oven, induction & gas cooktops, a Liebherr integrated fridge & freezer plus a separate wine fridge—ideal for the passionate home chef or entertainer. The kitchen flows effortlessly into the

4 2 2 787m2

| | |
|---|---|
| **Price** | SOLD for $2,330,000 |
| **Property Type** | Residential |
| **Property ID** | 31774 |
| **Land Area** | 787 m2 |

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

main living zone and out onto the party sized, cedar-lined alfresco area - creating a seamless indoor-outdoor lifestyle experience that's perfect for year-round entertaining.

This expansive alfresco space, finished with elegant travertine paving overlooks a beautifully landscaped garden that offers plenty of room for children and pets to play safely. There's even space to add a pool should you wish to take full advantage of the generous outdoor area. The rear garden, framed by lush greenery and mature shrubs, creates a serene oasis and a perfect backdrop for both intimate gatherings and lively celebrations with family & friends.

Upstairs, the first floor continues the theme of space and comfort, beginning with a large open landing that can serve as a study nook or teenager's retreat. The hotel sized master suite boasts warm American Oak flooring, a dedicated parents' retreat and a spacious ensuite bathroom - fully tiled and beautifully appointed incorporating a glass-screened shower, large bath, double vanities and a separate toilet. The three additional bedrooms are all generously sized and set apart for privacy, each with built-in robes and easy access to a well-appointed main bathroom with separate toilet.

This exceptional property boasts a long list of premium features designed to enhance comfort, convenience and lifestyle including double glazing on selected windows and doors, reverse cycle ducted air-conditioning and solar power generation. A large double garage with remote-controlled door is complemented by a large rear workshop/storage area or cellar.

Location is another key highlight of this pristine residence. Situated across the road from prestigious Hale School and within easy walking distance to Wembley Downs Primary School, Churchlands Senior High School, Newman College, The Downs Shopping Centre and ample public transport- perfect for daily convenience.

Viewing a must to truly appreciate the move in & enjoy desirable lifestyle this fine home offers!

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

Features;
• 4 generous bedrooms with built in robes (double glazing to master bedroom)
• Study or 5th bedroom
• 2 bathrooms plus guest powder room with vanity & mirror
• Open plan kitchen, living and dining area incorporating double glazed windows and feature wall panelling
• Separate lounge/reading area or second home office to the front of the home
• High specification kitchen with granite benchtops and European appliances (ZUG, Siemens & Liebherr)
• Huge cedar lined alfresco with travertine paving
• Front private courtyard with travertine paving, water feature, fire pit and built in bench
• Landscaped, established gardens and rear lawn area

• Wide tiled foyer area with open staircase and ample natural light
• First floor living/theatre with double glazed windows
• Parents retreat with oak flooring, double glazed windows and spacious ensuite
• Plantation shutters
• High ceilings
• Separate laundry, linen cupboard and external door
• Quality fixtures and fittings
• Ducted reverse cycle air-conditioning
• Double garage with large rear store/workshop/wine cellar
• Ample parking for 3 additional cars
• 6.6kw solar power system with quality inverter, battery ready
• NBN (FTTP) connection

Approximate distance to;
• 100m- Hale School
• 300m- Bus stop
• 700m- The Downs Shopping Centre
• 1.0km- Wembley Downs Primary School
• 1.2km- Churchlands Senior High School
• 2.0km- Newman College
• 3.3km- Wembley Golf Course
• 3.8km- Innaloo Shopping Centre
• 5.2km- Karrinyup Shopping Centre

Council Rates- $3,057 approx p/a
Water Rates- $2,115 approx p/a

*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.*