







Delightful Single Level Lock & Leave

Under Offer First Week!

Pristine 3/4 bedroom, 2 bathroom single level home set on a manageable 450 SQM Green Title block featuring a wide street frontage and established manicured low maintenance garden-ideal for downsizers, young families and retirees alike.

Step inside to discover two generous living areas. The heart of the home is a fully renovated, quality kitchen incorporating stone bench tops, European stainless-steel appliances and ample storage that effortlessly connects to the open plan living and dining area-the perfect space for relaxing or entertaining. A separate front lounge provides an additional retreat, ideal for formal gatherings, music room or a home office.

Enjoy year-round entertaining under the covered alfresco area, surrounded by a secure, fully fenced garden that's both child and pet friendly. Adjoining this area is a separate studio/study/kids play room or 4th bedroom.

This single-level gem is thoughtfully designed for easy living, offering wide appeal across multiple buyer groups. With quality finishes, generous living space and a super convenient location at the top of the Hale hill-close to parks, Hale school Churchlands Senior High School, Wembley Downs Primary School and public transport, this desirable home is sure to attract strong interest.

3 2 2 450m2

Price	SOLD for $1,580,000
Property Type	Residential
Property ID	31858
Land Area	450 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

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

Features;
• Easy care relatively level 450 SQM green title lot
• 3 Queen sized bedrooms, 2 modern renovated bathrooms
• Studio/study or bed 4 with separate external entry
• Renovated kitchen with stone bench tops, European stainless-steel appliances, ample storage, large double bowl sink and breakfast bar
• Fully fenced with back covered courtyard entertaining
• Easy care hybrid timber flooring to the majority of the home
• Double garage with automatic door and internal access
• Walk-in fitted robe and ceiling fan to master bedroom
• Split system air-conditioner and skylight to main living room
• Ducted evaporative air-conditioning
• Solar power system
• Security screens to doors and windows
• Security system and cameras
• Fully fenced front garden with easy care synthetic lawn

Council Rates- $3,220.00 approx p/a
Water Rates- $2,006.00 approx p/a

Approximate Distance to;
• 350m- Hale School
• 400m- Buntine Hayes Reserve
• 450m- Bus stop
• 900m- The Downs Shopping Centre
• 1.0km- Churchlands Senior High School
• 1.3km- Wembley Downs Primary School
• 1.8km- Newman College
• 3.0km- Wembley Golf Course
• 3.7km- Innaloo Shopping Centre

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