

Under Contract



196 Blackadder Road, Swan View



Discover Parkland Views & Poolside Living at Its Finest

196 Blackadder Road, Swan View

Are you ready to enter the market without overspending? Seeking a stylishly updated family home with ample space to move, relax, entertain, and grow? Or perhaps you're a savvy investor looking for a future-proof rental in a coveted area of Swan View? This 4-bedroom, 2-bathroom home with a pool, workshop, ducted air conditioning, solar panels, and direct park access is the lifestyle upgrade you've been dreaming of.

Nestled on a private 1168 sqm battle axe block, this hidden gem offers modern living, generous space, and serene outdoor vibes. From the sparkling freshwater pool to the expansive powered workshop, newly extended carport, and lush green outlook, every aspect of this property invites you to unwind.

Inside, comfort and potential abound. Light-filled open-plan living areas, a sleek white kitchen with breakfast bar, and beautiful timber-look hybrid flooring create an inviting atmosphere. Ducted air conditioning and split system ensures year-round comfort throughout the home, while picture windows and sliding doors flood the interior with natural light and offer views over the back lawn and adjoining reserve. This is ideal for keeping an eye on the kids or enjoying sunsets.

The master suite is a true retreat with a fully tiled shower ensuite and walk-in robe. The junior bedrooms feature built-ins, and there's even a dedicated

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Price	From \$799,000
Property Type	Residential
Property ID	31987
Land Area	1,168 m2
Floor Area	134 m2

Agent Details

Joe Da Mata - 0406 237 964

Office Details

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nursery or home office for flexibility. There's also a second bathroom that's clean, functional, and ready for your personal touch. With solar panels already installed, you'll enjoy the bonus of energy efficiency and reduced bills.

Highlights You'll Love:

- * - Renovated 4-bedroom, 2-bathroom family home
- * - Open-plan kitchen, meals, and living area
- * - Westinghouse oven, gas cooktop, dishwasher, and breakfast bar
- * - Light-filled family zone with parkland views
- * - Master suite with ensuite and walk-in robe
- * - Junior bedrooms with built-ins + flexible 4th bedroom or office
- * - Newly extended carport with gated driveway
- * - Sparkling freshwater pool with paved surrounds

This property boasts ducted air conditioning throughout, solar panels for energy efficiency, and a covered alfresco perfect for weekend BBQs. There's also a 3.6m x 9m powered workshop, landscaped low-maintenance gardens, a secure electric gate and fully fenced block, and a rear gate with direct access to Harold Road Reserve. The property is zoned R20/40, with potential for future development (STCA).

* The location offers many perks, including the Quarry Park & Swan View Playground just steps from your back fence, Swan View Primary School within 2 minutes by car, Swan View Senior High School under 5 minutes away, Midvale Central & Stratton Park Shopping Centres nearby, Greenmount National Park for weekend hikes and bush picnics, and public transport, Roe Hwy, and Great Eastern Hwy close for easy commuting.

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Whether you're seeking a move-in ready family home with all the extras or a property with future promise, this is your opportunity to secure a spot in one of Swan View's most tightly held locations. It's the kind of space where your kids can thrive, you can entertain in style, and your weekends are made for poolside lounging and backyard footy.

For more information or to arrange a viewing, call Joe Da Mata on 0406 237 964 or email joe@xceedre.com.au. Homes like this don't come around often, so make your move today.

Water rates - \$1,048.49 (per year app)

Council rates - \$1950 (per year app)

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