

Sold

17 Halcyon Way, Churchlands



Sought After Family Lifestyle Retreat

Under Offer in First Week. Multiple Offers Received. Delighted Sellers, Happy Buyers!

This rare sprawling 5 bedroom, 3 bathroom, plus study, single level, family home is set on a huge 941 SQM potentially subdivisible block, with a wide 24 metre frontage, in a whisper quiet street, just metres from the shoreline of picturesque Herdsman Lake & Reserve and equally only a few hundred metres to highly regarded Churchlands Primary School and major bus routes.

Designed for large families who value both connection and independence, the flexible floorplan flows with ease, featuring light-filled living areas, soaring vaulted ceilings-with feature laminated wooden beams and seamless integration of indoor & outdoor spaces.

Stylishly renovated bathrooms and a fully fitted generous modern kitchen add a fresh touch, while multiple spacious living zones give everyone their own retreat. Whether you're entertaining by the sparkling pool, relaxing in the privacy of the established gardens or making use of the self-contained first floor flat for guests or extra income, the lifestyle on offer is second to none.

This tightly held peaceful location offers lucky residents a laid back country atmosphere that is less than 10 minutes to glorious coastline and Perth city centre, surrounded by a selection of desirable private & public schools, major

5 3 4 941 m2

Price SOLD for \$2,700,000

Property Type Residential

Property ID 32203

Land Area 941 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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shopping centres and numerous public amenities.

Rarely do homes of this scale and flexibility come to market in such a tightly held, picturesque pocket of Churchlands. Whether you're seeking a forever family home, space for multi-generational living, or the potential for future development, 17 Halcyon Way is a property that delivers it all.

For further details or to arrange a private viewing appointment of this delightful home please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

Accommodation & Features

- 4 Queen or King sized bedrooms
- Study/home office
- 2 renovated bedrooms, 3 w/c's
- High vaulted ceilings, American Oak timber flooring and gas log heater to main living zone
- Renovated fully fitted kitchen with Miele appliances, stone benchtops and ample cupboard space
- Additional 5th bedroom, bathroom, kitchen and living rooms to self-contained first floor flat with its own entrance, high vaulted ceilings and Blackbutt timber flooring-Ideal for extended family or additional rental income
- Below-ground concrete pool with alfresco entertaining area
- Established, reticulated gardens alive with birdlife
- Double lock-up garage with workshop plus additional double carport
- Ducted reverse cycle air-conditioning to main house. Split system air-conditioning systems to first floor flat

AREA HIGHLIGHTS

- *Less than 400 metres to Churchlands Primary School
- *An easy 10/15 minute walk to nearby Churchlands Senior High School and Newman College
- *A selection of other nearby highly regarded schools include Hale School, St Mary's, Holy Rosary, Holy Spirit, Montessori and the International School of WA
- *Whisper quiet street mere metres from Herdsman Lake, parkland and kids playground
- *Enjoy daily scenic walking or bike rides around the lake
- *Underground power for a neater streetscape
- *Ample public transport nearby including the Circle bus route and special events bus to Optus Stadium
- *Quick easy access to the coast and city
- *Nearby numerous public amenities include Bold Park Aquatic Complex, Wembley Golf Course, parkland, lakes (including Jackadder Lake), sports fields and hospitals
- *A selection of local and major shopping centres include Herdsman Fresh, Floreat Forum, Woodlands Shopping Centre, Westfield Innaloo and Karrinyup Shopping Centre

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