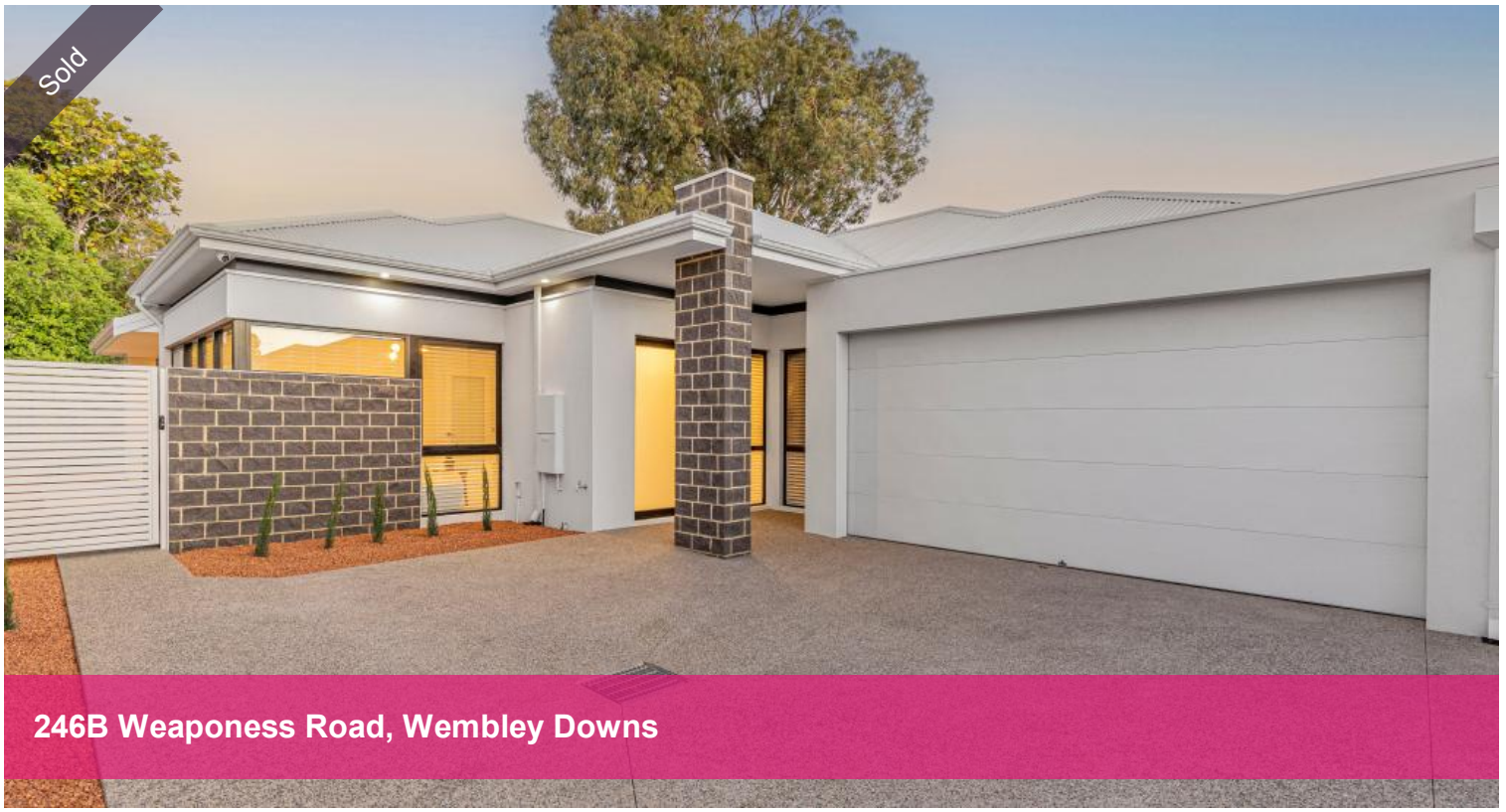


246B Weaponess Road, Wembley Downs







As New Single Level Stunner

Home Open Cancelled. Under Offer in 5 days!

Stylish, one year young, architect designed family home ready to be enjoyed, saving you the hassle and waiting time of around 2 years to design & build from scratch yourself. Offering ample peace & privacy this generously proportioned 4 bedroom, 3 bathroom (2 ensuite) residence is set on a rear 617 Survey Strata Lot with no common areas.

Eminently practical, all on 1 level, this delightful, light filled, home features a voluminous central living room, boasting a soaring 34 course ceiling, that seamlessly flows onto a generous covered outdoor entertaining area. A quality fully fitted kitchen, located within the central living zone, incorporates stone bench-tops with waterfall edges, Bosch appliances, large pantry and ample bench & cupboard space.

The second generous living/theatre/activity, also featuring 34 course ceilings, is a potential multi-purpose room, located near the front entry and guest bedroom, that could also be used as a home office or private living area for grandparents-ideal for multi-generational living.

The private master bedroom wing features “his and hers” walk-in robes and generous ensuite bathroom featuring a twin basin vanity, large glass screened shower and separate w/c. Two Queen sized minor bedrooms incorporate built-in robes. They are serviced by the main bathroom which

4 3 2 617m2

Price	SOLD for $2,350,000
Property Type	Residential
Property ID	32432
Land Area	617 m2
Floor Area	328 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

includes a shower, separate freestanding bath and separate w/c with hand basin. A fourth Queen sized bedroom, with its own ensuite bathroom and walk-in-robe is an ideal guest or grandparents' room.

A fabulous house that is suitable for couples, families and downsizers alike. This immaculate home is a must see! For further details or to arrange a private viewing appointment please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

Accommodation and Features
*Near new- completed in 2024
*Desirable and practical single level home-no stairs. Level block suitable for families and downsizers of all ages.
*King-sized master bedroom with “his and hers” walk-in robes and large ensuite bathroom
*Separate Queen-sized guest room incorporating walk-in robe and ensuite
*2 Queen sized minor bedrooms with built-in robes
*Premium Italian floor tiles to main central living area, hallways, entry and alfresco
*Italian and Portuguese tiles in all wet areas
*Quality loop pile nylon carpet in all bedrooms and theatre/activity room
*High end lacquered cabinetry throughout the residence
*High quality glazed internal doors to main living areas
*LED downlights throughout and feature pendants to main living room
*Generous installation of double power points throughout the home
*Wooden shutters, sheer curtains to main living areas
*40mm stone bench-tops throughout-including kitchen, bathrooms and laundry
*Large kitchen island bench with stone waterfall ends and German made Bosche appliances
*Alfresco outdoor kitchen fitted with built-in Smeg BBQ and separate wok burner. Sink and recess for double door bar fridge
*Ducted reverse cycle air-conditioning with attractive linear grille outlets. Wi-Fi controllable
*Double garage with extra high opening remote controlled door-Wi-Fi controllable with camera
*CCTV security cameras around the property
*High 34 course ceilings to entry and the two main living areas. 31 Course ceilings to the rest of the home
*Custom fit-out of bedroom walk-in and built-in robes
*Exposed poured aggregate driveway and paths around the house
*Aluminium gutter guard to roof valleys and gutters
*R4.0 Insulation to ceiling
*Energy efficient Rinnai Infinity gas hot water system
*Electric gate towards front of driveway to be installed in December
*617 SQM rear Survey-Strata Lot- No common areas

Location Highlights (approx. distances):
• 350m to Wembley Downs Tennis Centre
• 1.2km to Kapinara Primary School
• 1.5km to Churchlands Senior High School
• 850m to Holy Spirit Primary School
• 1km to Hale School
• 1.3km to Newman College

• 3.5km to City Beach
• 4.1km to Scarborough Beach
• 3km to Floreat Beach
• 1.8km to Bold Park Aquatic Centre
• 1.8km to Wembley Golf Course
• 2.4km to Herdsman Lake
• 3.5km to Westfield Innaloo
• 1.5km to The Downs Shopping Centre
• 1.7km to Empire Village Shopping Centre

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.