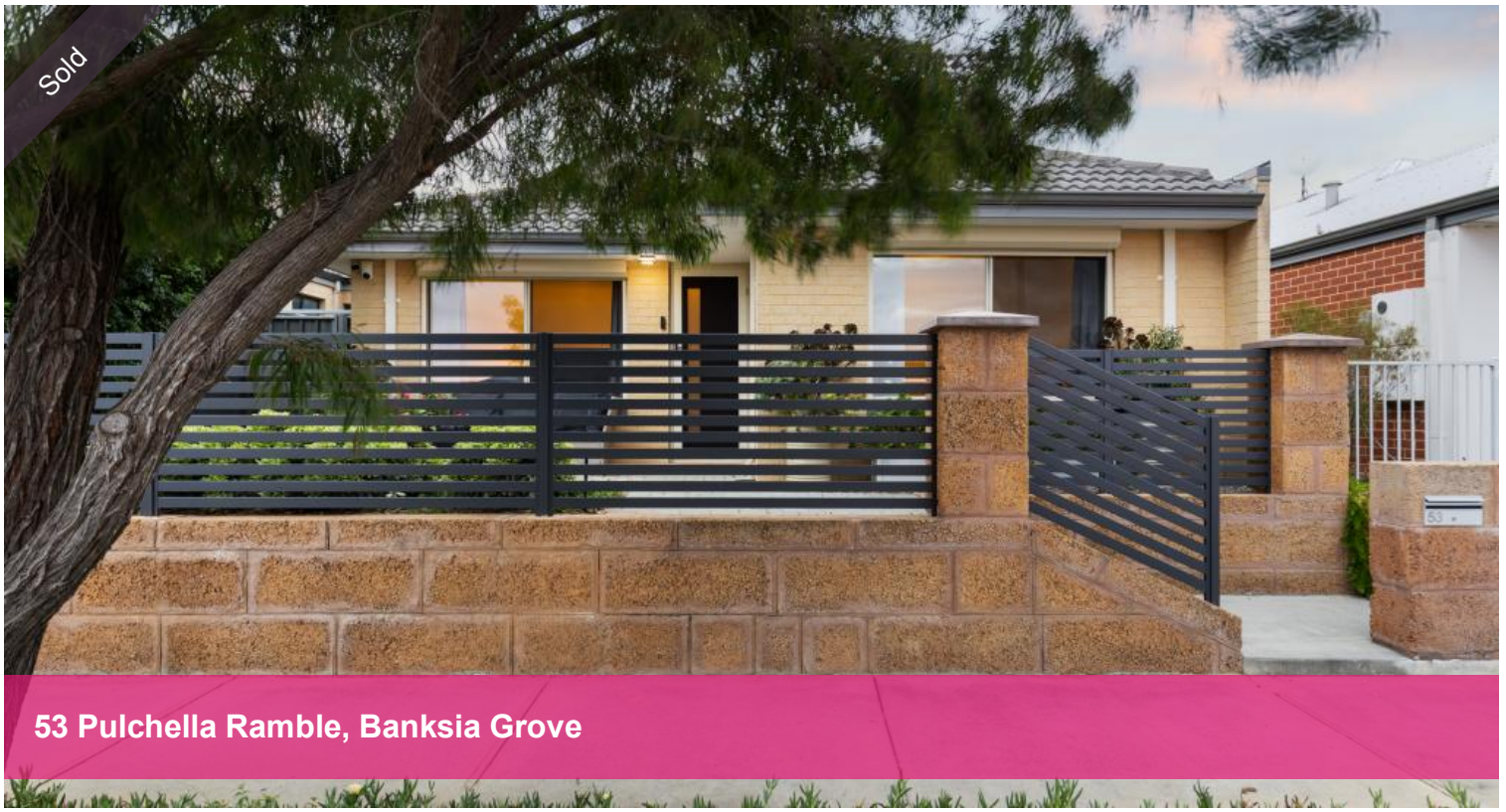


53 Pulchella Ramble, Banksia Grove







An idyllic lifestyle awaits

3 2 3 300m2

Can you hear the chirping birds? Close to so many parks and nature reserves, this charming home feels like an extension of the neighbourhood's natural landscape. Immaculately presented throughout, a low-maintenance and idyllic lifestyle awaits in this superb location.

Featuring three bedrooms and two bathrooms, open-plan living and dining leading onto a paved patio create the ideal configuration for families. A primary bedroom at the front of the home, adjacent to a formal lounge, inspires a parents' retreat or the opportunity to set up your home office or studio. The remaining bedrooms and bathroom in their own wing create separation for families of all ages.

As this elevated home requires virtually no maintenance, it's also ideal for downsizers or professionals seeking a peaceful location with convenient amenities. You have excellent transportation links close by, including the Mitchell Freeway, Joondalup Drive and the Currambine Train Station.

You're in the catchment for several schools, including Banksia Grove Primary School, St John Paul II Catholic Primary School, St Stephen's School Carramar Campus and Edith Cowan University. Banksia Grove Shopping Centre is only a stroll away, or within a short drive, you can be in the midst of it at Lakeside Joondalup Shopping Centre.

Your beautifully landscaped gardens are a slice of serenity, plus you're

Price	SOLD for $775,000
Property Type	Residential
Property ID	32480
Land Area	300 m2

Agent Details

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surrounded by nature, ranging from Neerabup National Park with walking trails such as the Yaberoo Budjara Heritage Trail, Wanneroo Botanic Gardens and Mini Golf, Lake Joondalup Reserve and Neerabup National Park. You can be at Burns Beach or teeing off at Carramar Golf Course or Joondalup Resort Golf Course in moments.

Property features:

• Three bedrooms (with built-in robes), two bathrooms
• Spacious open-plan living and dining leading to alfresco dining
• Modern kitchen with an island bench with seating, stainless steel appliances (dishwasher, oven, rangehood and gas cooktop), dual sinks and loads of storage and bench space
• Formal lounge at the front of the home
• Generous primary bedroom includes an ensuite
• Family bathroom with a bathtub and a separate toilet
• Separate laundry with external access
• Neutral décor suiting most furnishings
• Ducted air-conditioning
• Brick and tile elevated home
• Landscaped and low-maintenance gardens with a paved patio and a garden shed
• Remote control double garage with rear access

Location highlights:

• 60m to Pulchella Park
• 700m to Banksia Grove Shopping Centre
• 1.2km to Banksia Grove Primary School
• 1.3km to St John Paul II Catholic Primary School
• 2.1km to Carramar Golf Course
• 2.4km to St Stephen's School Carramar Campus
• 3.2km to Wanneroo Botanic Gardens and Mini Golf
• 3.6km to Lake Joondalup Reserve
• 4.7km to Neerabup National Park
• 6.5km to Currambine Train Station
• 6.8km to Lakeside Joondalup Shopping Centre
• 7.6km to Edith Cowan University
• 8.6km to Burns Beach and Iluka Foreshore Park
• 9km to Joondalup Resort Golf Course

There's no doubt this will attract the attention of many buyers and investors. Please don't hesitate to contact Ahsan Mustafa on 0420 270 173 or Ahsan@xceedre.com.au to arrange a viewing today.

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.