

Just Listed



3, 12 Sonnet Close, Woodlands



Stylish Secure Lock & Leave Townhouse

Immaculate, light filled 3 bedroom, 2 bathroom townhouse set within a fully walled, well maintained & secure complex, with electric gates, makes this an ideal home for those desiring a low maintenance, secure lock & leave lifestyle!

The ground floor boasts gleaming, freshly sanded and polished solid wood flooring to the main open plan living and dining room, a generous fully fitted kitchen with stone bench-tops and a large free standing island bench, 2 sets of sliding doors opening into the private, fully walled courtyard and entertaining area, a feature glass window-wall allowing additional light and garden views between the garage & living room, a separate laundry adjoining the kitchen with external door to a clothes drying courtyard & store room plus a guest powder room/ 3rd w/c with hand basin.

Heading up the wide carpeted staircase to the first floor you are greeted with second lounge/living room or home office featuring an extra high vaulted ceiling and glass sliding door opening onto a tiled front balcony-the perfect spot to enjoy a coffee in the morning or relaxing drink in the evening!

The master bedroom wing is located separately from the 2 minor bedrooms incorporating a walk-in robe and large fully tiled ensuite with stone bench-tops, twin basins and ample cupboard space.

The 2 minor bedrooms are both Queen sized incorporating built-in robes.

3 2 2

Price

All Offers-Low \$1
Millions Plus

Property Type

Residential

Property ID32510

Floor Area 208 m2

Inspection Times

Sat 13 Dec, 12:00 PM - 12:45 PM

Sun 14 Dec, 12:00 PM - 12:45 PM

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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REAL ESTATE

They are serviced by the adjoining fully tiled main bathroom. Additionally, there is a very useful study nook or computer gaming area in the open passage.

Externally, the party sized, fully paved rear courtyard becomes an extension of the main living room, when the two sets of sliding doors are opened. With ample privacy this is the ideal year-round entertaining area to host family & friends!

The tightly held fully walled complex has a good mix of professionals, retirees and families providing a desirable neighbour friendly environment.

Surrounded by a selection of highly regarded private & public schools, various shopping centres, ample public transport, close proximity to the city centre and the coast, residents are spoilt with the daily convenience of this super handy location.

This delightful home is a rare find and sure to suite singles, couples, small families, downsizers and investors alike!

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

- *3 generous Queen/King sized bedrooms-walk-in robe to master and built-in robes to minor bedrooms

- *2 fully tiled bathrooms with large glass screen showers, stone vanity tops (twin basins to ensuite). Full bath and separate glass screened shower to main bathroom

- *Guest powder/3rd w/c adjoining ground floor living room

- *Large open plan living room incorporating kitchen and dining zones, with 2 sets of sliding doors opening onto the fully walled private entertaining courtyard

- *Quality, fully fitted kitchen with stone bench-tops, 900 mm gas hotplates, 900mm under oven, large freestanding island bench with double bowl sink and dishwasher, ample cupboard space

- *Separate laundry incorporating built-in linen cupboard, built-in wash trough and external sliding door to clothes drying courtyard and store room

- *Freshly sanded and polished Blackbutt timber flooring

- *High ceilings with stylish shadow line cornices

- *Two ducted reverse cycle air-conditioning systems (separate for ground and first floor)

- *First floor lounge/tv room, with feature high vaulted ceiling, opening onto a balcony

- *Study nook to first floor

- *Double auto door garage with delightful indoor/outdoor garden and gym zone

- *Feature glass window wall between main living room and garage for more light and garden outlook

- *Gas storage how water heater

- *Electric gate entry to fully walled complex, well cared for complex.

- *Council Rates \$2,468 P/A, Water Rates \$1,870 P/A

AREA HIGHLIGHTS

- *Surrounded by a selection of nearby, highly regarded, private and public schools including Churchlands Senior High School (1.4km), Woodlands Primary School (1.3km), Hale School (1.9km), Newman College (2.2km), Holy Rosary Primary School (1.4km), The International School (3.7km), Chrysalis Montessori School (2.7km) and St Mary's Girl's School (7.4km)
- *Ample public transport within 100 metres, including the Circle bus route and special events bus to Optus Stadium
- *Surrounded by various shopping centres including, Woodlands Shopping Centre (1.0 Km), Herdsman Fresh (2.8km), Westfield Innaloo Shopping Centre (1.7km) and Floreat Forum (3.9km)
- *Quick easy access to the coast (Scarborough Beach 5.7km) and Perth city centre (8.7km)
- *Nearby numerous public amenities include, Bold Park Aquatic Complex, Wembley Golf Course, parkland, Herdsman and Jackadder Lake, sports fields and hospitals

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