

Sold



1 Halcyon Way, Churchlands



Rarely Available Prime Lakefront Location

Under Offer in 8 days! Multiple Offers Received. Top Cash Sale!

Huge Family Home or Corner Lot Subdivision!

Rarely available prime lakefront location opposite delightful Herdsman Lake and wildlife reserve. This large Circa 1988, 5/6 bed, 3 bath quality constructed family residence, in original condition, is ripe for a full renovation, to your style and taste, or demolish and subdivide this relatively level 840 SQM corner lot creating 2 new 420 SQM (approx.) lots ready for construction of your new dream home!

A genuine one owner home, with the land originally purchased by the current owner in 1983, the residence was designed to accommodate a large family of 6 in comfort with generous proportions, high ceilings and extensive use of Jarrah throughout. Be impressed by the grand entry foyer, 3 large living areas on the ground floor-all with lake views, a study or bedroom 6 also on ground level, a seeping staircase and 5 bedrooms on the first floor, four of them boasting lake and parkland views and 3 of them have external door access on to one of two lake facing balconies.

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

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Price SOLD for \$3,150,000

Property Type Residential

Property ID 32643

Land Area 840 m2

Floor Area 385 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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XCEED 
REAL ESTATE

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 (after renovating), or a development and building project, 1 Halcyon Way is a property that is sure to be highly desired.

For further details or to arrange a private viewing appointment please contact Ian Fatharly on 0411 886 183 or email ian@xceedrealestate.com.au

FEATURES & ACCOMMODATION

*Potentially subdivisible 840 SQM corner lot, Zoned R20 with eastern lake frontage boundary of over 30 metres (subject to WAPC and all other necessary approvals)

GROUND FLOOR

- *Grand entry foyer with sweeping staircase
- *Open plan lounge and dining room both enjoying lake & parkland views
- *Open plan Kitchen, family and meals area enjoying lake and rear garden/pool views
- *Games/activity room also with lake and rear pool area outlook
- *Laundry
- *Bathroom 3 located near laundry and pool
- *Below ground salt chlorinated fibreglass pool
- *Double auto door garage
- *Additional parking to the side of the garage for extra vehicles, boat or caravan

FIRST FLOOR

- *Master bedroom features fantastic lake views, private balcony, spacious walk-in robe, fully tiled bathroom with spa bath, separate shower and twin basin vanity
- *Bedrooms 2 & 3 also boast lake views, sliding door access to a lakefront balcony and built in robes
- *Bedroom 4 enjoys lake views and built-in robe
- *Bedroom 5 overlooks the rear garden with a built-in robe
- *Master bathroom features a shower, bath, twin basin vanity with separate w/c

AREA HIGHLIGHTS

- *Less than 600 metres to Churchlands Primary School
- *An easy 10/15 minute walk or bike ride 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 directly opposite Herdsman Lake and Maurie Hamer Park
- *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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