







Modern Parkside Living with Low Maintenance Lifestyle

Perfectly positioned beside Emerald Park, this beautifully presented 2022-built residence offers contemporary single-level living in a peaceful pocket surrounded by quality family homes. Designed for comfort and easy maintenance, this stylish home delivers the ideal balance of functionality and modern design.

Whether you are a first home buyer, busy professional, downsizer, or investor, this property offers a move-in-ready lifestyle with nothing more to do.

The Home You Will Love
Built by Perth's bespoke builder Trio Homes, this thoughtfully designed three-bedroom, two-bathroom residence showcases modern finishes, neutral interiors and impressive 30-course ceilings that enhance the sense of space throughout the home.

At the heart of the property lies the light-filled open-plan living, dining and kitchen area. Designed for everyday living and entertaining, this central hub flows seamlessly out to a desirable north-east facing alfresco, perfect for hosting gatherings, enjoying your morning coffee, or unwinding with a book in the afternoon sun.

The well-considered floor plan provides excellent separation between the master suite and the secondary bedrooms, making it ideal for families or

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Price	SOLD
Property Type	Residential
Property ID	32853
Land Area	238 m2

Agent Details

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Office Details

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guests.

The master retreat is beautifully appointed, featuring a walk-in robe for two, a sleek ensuite with stone benchtop vanity, marble-style tiling, and a generous step-in shower, creating a modern and refined private sanctuary.

The two additional bedrooms are comfortably sized, fully carpeted and fitted with full-height mirror built-in sliding robes. The main bathroom and laundry continue the home's cohesive design, offering a clean, timeless aesthetic throughout.

Property Highlights
• Elevated 30-course ceilings enhancing space and natural light
• Spacious well-appointed open-plan kitchen with breakfast island, dining and living area
• Quality stainless-steel appliances throughout, including a 4-burner gas cooktop, oven, rangehood, dishwasher, and a double kitchen sink.
• North-east facing undercover alfresco perfect for year-round entertaining
• Master suite with dual walk-in robes and stylish ensuite
• Two additional bedrooms with full height mirror built-in robes
• Two well-appointed bathrooms designed for practicality
• Fully paved low-maintenance courtyard - enjoy weekends without garden upkeep
• Side gate access providing direct entry to courtyard
• Secure remote-controlled double garage with convenient shoppers' entry
• Ducted reverse-cycle air conditioning for year-round comfort
• Contemporary fixtures and finishes throughout

The Lifestyle You Will Enjoy
Set in a peaceful and family-friendly neighbourhood, Edgewater is one of Perth's most tightly held communities, known for its established leafy streets, welcoming atmosphere and convenient location.

This home is within close proximity to Edgewater Primary School, Mater Dei Catholic School,
all located within approximately one kilometre and 2.5km to Edith Cowan University.

Spend your weekends enjoying nearby Emerald Park - walk the dog, play a game of footy, or take a bike ride to the beautiful Lake Joondalup Nature Reserve for a picnic, lakeside stroll, or jog along the scenic walking trails. With plenty of shopping, coffee and dining at local Edgewater Shopping Centre, Joondalup Gate and Lakeside Joondalup Shopping City, everything you need is close at hand. This is what you call living the good life!

Daily commuting is effortless with Edgewater Train Station just minutes away, while the stunning coastline of Ocean Reef Beach is only a short drive from home. Enjoy seamless access to Mitchell Freeway, taking you straight to Perth CBD in around 20 minutes. For retirees and golf enthusiasts, the prestigious Joondalup Resort Golf Course is just 5km from your doorstep.

Combining lifestyle, convenience and contemporary design, this home delivers a modern living experience that is both stylish and practical.

The Details You Need
Council Rates: $1,971.00 p.a. (24/25 FY)
Water Rates: $1,249.79 p.a. (24/25 FY)

Don't miss this rare opportunity - homes of this calibre and low-maintenance lifestyle in the area are hard to come by. For more information or to arrange a viewing, contact Janet Yeap on 0452 018 118 today.

Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

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