







Location, Lifestyle & Loads of Family Accommodation!

Wednesday twilight viewing cancelled. Under Offer! Apologies for any inconvenience.

This fabulous, light filled, spacious family home is located in one of Wembley's most sought after, whisper quiet streets-mere metres from the foreshore of Lake Monger.

Extended and renovated, the Circa 1954 two storey character residence now boasts 5 bedrooms, 3 bathrooms, 4 w/c's, 2 generous open plan living areas, study/6th bedroom, high ceilings and polished jarrah floorboards.

The home features good separation, for daily living, with the master bedroom, study/home office & main living area on the ground floor and the family room plus 4 additional bedrooms & large front deck, enjoying city skyline views, located on the first floor.

Externally, a party sized rear alfresco area, with timber deck, is perfect for all year round entertaining. This spills onto the rear grassed, private garden that is a perfect child friendly area and large enough to accommodate a pool if desired. To one side of the lot the rear garage has been extended and converted into a studio/workshop that boasts its own bathroom and kitchenette.

Freshly painted and carpeted, with modern bathrooms and kitchen, this

5 3 2 579m2

Price	SOLD for $2,710,000
Property Type	Residential
Property ID	32917
Land Area	579 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

charming
grand home is ideal for larger and or multi generational families.

Internal viewing is a must!

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

Accommodation
Ground Floor
*Open plan main living room featuring combustion wood burning fireplace, music/reading zone, French doors opening onto the front porch, meal/dining, kitchen and feature timber & steel staircase
*Modern kitchen incorporating stone bench-tops, 5 burner gas cook-top, Miele under-counter oven, Miele dishwasher, double bowl sink, appliance cupboard and pantry cupboard.
*Master bedroom includes double timber & glass French doors opening onto the rear alfresco area, walk-in robe and fully fitted ensuite bathroom
*Study/bedroom 6 located near the front door
*Laundry and guest powder room with separate w/c

First Floor
*Spacious open plan family/tv room enjoying elevated views towards the city and external door opening onto front deck and space for a study desk if required
*Bedroom 2: Extra-large, King sized incorporating a spacious fitted walk-in robe and double French doors opening onto the front deck
*Bedroom 3: Queen sized incorporating walk-in robe
*Bedroom 4: Double sized with built-in robe
*Bedroom 5/kids play room/study adjoining first floor living
*Main bathroom with separate w/c and hand basin

Other Features
*Covered front porch
*Double carport
*Rear workshop or studio with full bathroom, electric roller door entry and split system air-conditioning
*Party sized rear covered alfresco entertaining area with timber decking & ceiling fans
*High ceilings and spacious open plan living areas
*Polished jarrah floor boards to majority of the home
*New carpets to bedrooms 2,3 & 4
*Freshly painted internally
*Efficient, instant gas hot water system
*Ducted reverse cycle air-conditioning to first floor
*Split system reverse cycle air-conditioning to master bedroom, study and main living on ground floor
*Timber sash windows and timber doors to the majority of the home
*Automatic reticulation to established garden and lawns
*Security screens to front and rear doors on the ground floor
*Built-in linen cupboards to ground floor
*Large walk-in linen cupboard to first floor
*Room for a pool in the back garden if desired

Water rates $2,306.00 p/a approx.
Council rates $3,310.94 p/a approx.

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.