

23 Richardson Arcade, Winthrop







Space, Comfort & Entertaining in the Heart of Winthrop

4 2 2 724m2

Tucked away in a family-friendly pocket of Winthrop, this beautifully presented residence delivers the perfect balance of space, comfort, and lifestyle. Designed with versatility in mind, the home offers multiple living zones, generous accommodation, and a seamless connection to expansive alfresco entertaining areas, all just moments from key amenities and everyday conveniences.

At the heart of the home, the well-appointed kitchen overlooks the meals and family areas, creating a central hub for everyday living. A separate sunken lounge and formal living room provide additional flexibility, whether you're hosting guests or enjoying quiet evenings in comfort, enhanced by a near-new ducted reverse cycle air conditioning system servicing all bedrooms and living areas, individually zoned and controllable via your phone.

The accommodation is thoughtfully zoned, with a private master suite positioned at the front of the home, complete with walk-in robe and ensuite. Three additional bedrooms are set within their own wing, each fitted with double built-in robes and serviced by a central bathroom, ideal for growing families or visiting guests. A separate study adds further versatility for those working or studying from home, while excellent storage throughout the home includes a large double-door linen press, additional broom cupboard, and ample cabinetry within the laundry.

Step outside and discover a true highlight, an impressive wraparound

Price	SOLD for $1,900,000
Property Type	Residential
Property ID	33044
Land Area	724 m2

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alfresco area designed for year-round entertaining. Surrounded by established, reticulated gardens and a generous backyard, it's the perfect setting for weekend gatherings or relaxed evenings under the lights. A large powered shed adds further practicality, ideal for storage, hobbies, or workspace needs.

The location is where this home truly shines. Enjoy the ease of being just a short stroll to Winthrop Primary School, Hill Park, and the natural beauty of Piney Lakes. Local bus stops are within a five-minute walk, offering direct routes to Bull Creek and Murdoch Train Stations, with convenient access through to Perth CBD via Garden City. Winthrop Village Shopping Centre is only moments away, providing an IGA, cafés, restaurants, and takeaway options for everyday ease.

Families will appreciate being within the highly sought-after Applecross Senior High School catchment, along with proximity to Melville Senior High School and Murdoch University. Major healthcare facilities including Fiona Stanley Hospital and St John of God Murdoch are just an eight-minute drive, adding further convenience.

Additional features include:

* Multiple living areas including formal living, family room and sunken lounge
* Spacious kitchen with ample storage and bench space
* Large alfresco entertaining zones (approx. 60sqm combined)
* Private master suite with ensuite and walk-in robe
* Double robes to all minor bedrooms
* Near-new ducted reverse cycle air conditioning (zoned & app-controlled)
* Excellent storage including linen press, broom cupboard & well-equipped laundry
* Alarm system for added security
* Double carport with additional driveway parking
* Separate study/home office
* Established, reticulated gardens with large powered shed

Set on a generous block in one of Winthrop's most sought-after locations, this home offers a lifestyle of space, convenience, and effortless family living —where everything you need sits just beyond your doorstep.

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