

17 Hibiscus Court, Churchlands







Location, Lifestyle & Pristine Presentation

5 3 2 805m2

Tucked away in a quiet, tightly held cul-de-sac within prestigious Churchlands Private Estate, this much loved, one owner family residence sits proudly on an expansive 805sqm block, offering a rare blend of space, lifestyle and unbeatable convenience in one of Perth's highly desired suburbs.

Positioned to take full advantage of its north facing rear aspect, this freshly renovated, pristine home overlooks the lush playing fields of Churchlands Senior High School, enjoying a private and open outlook, instead of the usual bland back yard fence! This location places you within easy reach of top tier private and public schools, including Churchlands Senior High School, Newman College, Hale School and several highly regarded public & private primary schools.

Step inside to a light filled, freshly upgraded interior, designed for relaxed family living with generous proportions and multiple living zones. A formal lounge and dining area features a soaring vaulted ceiling with skyline windows creating an immediate sense of space and light. The central kitchen flows seamlessly into the open plan family and meals area as well as the alfresco, while a separate games or activity room provides flexibility for growing families.

The spacious master bedroom as well as bedroom 2/study and bathroom 3/powder room are located on the ground floor. Three additional good sized minor bedrooms together with the main bathroom are located on the first

Price	SOLD for $2,425,000
Property Type	Residential
Property ID	33312
Land Area	805 m2

Agent Details

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Office Details

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floor. These delightful bedrooms are sundrenched with warm northerly winter sunlight.

Outdoors, entertaining is effortless with an undercover alfresco area overlooking the sparkling below ground pool and spacious child & pet friendly backyard, framed by that enviable school sports field outlook.

Everyday convenience is exceptional here. You're only moments from major shopping precincts including Westfield Innaloo, Karrinyup and Floreat Forum, while pristine coastline hotspots such as City Beach and Scarborough are just a short drive or bus ride away. Nearby parklands, nature reserves, Herdsman Lake, Jackadder Lake and extensive walking trails add to the relaxed, outdoor focused lifestyle that defines Churchlands living. And when it's time to head into the CBD, the commute remains quick and straightforward with easy freeway access and the nearby Circle route bus service.

A rare opportunity in a blue-chip Churchlands pocket, this fabulous home offers ample space growing families need in a highly desirable, tightly held, convenient location.

For more information or to arrange a private inspection please contact Ian Fatharly on
0411 886 183 or ian@xceedre.com.au

Features & Accommodation
* 5 generous bedrooms or 4 plus study
* 3 bathrooms – ensuite and guest powder room on ground floor
* Formal lounge/dining with vaulted ceiling & feature skyline window
* Spacious open plan kitchen, family & meals overlooking back garden & pool
* Separate games/activity room
* Undercover alfresco entertaining
* Separate laundry with external sliding door to clothes line area
* Below ground, salt chlorinated, concrete pool with water fall (new equipment)
* North facing rear yard with delightful open outlook
* Double automatic door garage with rear drive through access and internal access to kitchen – very convenient for unpacking groceries
* Fresh paint internally and externally
* New practical & scratch resistant hybrid flooring to main living areas
* New carpet to all bedrooms
* New LED lighting to majority of home
* Solar hot water system
* Automatic reticulation from bore
* Large 805sqm approx. block in whisper quiet cul-de-sac
* Paved road and underground power for a neater streetscape

AREA HIGHLIGHTS
*Desirable Churchlands Private Estate with one entry
*Established, secluded and quiet, predominately owner-occupied neighbourhood
*Paved roads, underground power and leafy tree lined streets
*Within highly desirable Churchlands Primary and Churchlands Senior High

School catchment areas - both within easy walking distance.
*Walking or bike riding distance to Newman College and Hale School
*Churchlands Senior High sports field directly behind-perfect for kicking a ball with the kids
*Quick access to local and major shopping centres including Woodlands, Floreat Forum, Karrinyup, Herdsman Fresh, The Downs and Westfield Innaloo
*Major bus routes located within a 2 minute walk include the Circle Route and special event buses to Optus Stadium
*Surrounded by numerous other public amenities including Wembley Golf Course, Bold Park Aquatic Centre, sports fields, picturesque Herdsman & Jackadder Lakes and tennis clubs
*Only a few km to glorious coastline and approximately 10km to the city centre

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