

Just Listed



21 Gerosa Place, Alexander Heights



## An Entertainer's Delight

Nestled in a quiet cul-de-sac, this three-bedroom, one-bathroom home presents an exceptional opportunity in the family-friendly neighbourhood of Alexander Heights.

Designed for comfortable everyday living, the inviting floorplan offers indoor and outdoor living across a formal lounge room, an open-plan living and dining room, and an incredible alfresco area perfect for entertaining.

The kitchen at the heart of the home overlooks both the living and dining areas to create a welcoming hub for your family or entertaining. Given the generous amount of space, there is the versatility to use either of these rooms as a playroom, home office or studio.

Falling under the vibrant City of Wanneroo, you benefit from many amenities at this address. You're close to shopping centres such as Alexander Heights Shopping Centre, Ballajura City Shopping Centre and Mirrabooka Shopping Centre. You can stroll to Koondoola Primary School, and it's only a short drive to Mercy College and John Septimus Roe Anglican Community College. Many parks complement this peaceful neighbourhood, as well as having the Marangaroo Golf Course and the Kingsway Football and Sporting Centre nearby.

Convenient transport links include Marangaroo Drive, Wanneroo Road, Tonkin Highway, the Mitchell Freeway, and Warwick Train Station. Whether you're a growing family, first-home buyer or a savvy investor, this

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<b>Price</b>	Mid - High \$800k's
<b>Property Type</b>	Residential
<b>Property ID</b>	33316
<b>Land Area</b>	702 m <sup>2</sup>
<b>Floor Area</b>	116 m <sup>2</sup>

### Agent Details

Ahsan Mustafa - 0420 270 173

### Office Details

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property delivers the ideal balance of space, convenience and lifestyle. Set on a 703 sqm block and built in 1991, this is move-in ready, but there's also potential to capitalise on your investment with some enhancements, such as the addition of a granny flat.

Property features:

- Three bedrooms (with built-in wardrobes), one bathroom
- Open plan living and dining leading to an outdoor entertaining area
- Formal lounge room
- Galley kitchen with stainless steel appliances (dishwasher, oven, rangehood & induction stove), dual sinks and garden views
- An entertainer's garden with a paved patio and a pitched roof with built-in seating and a raised lawn
- Semi-ensuite accessed from the primary bedroom
- Separate laundry with external access
- Split-system air-conditioning
- Single-car garage with additional driveway parking
- 1991 brick and tile construction
- Corner 703sqm block

Location highlights:

- 850m to Koondoola Primary School
- 1.3km to Alexander Heights Shopping Centre
- 2.3km to Mercy College
- 3.4km to John Septimus Roe Anglican Community College
- 4km to Ballajura City Shopping Centre
- 4.2km to Marangaroo Golf Course
- 4.4km to Kingsway Football and Sporting Centre
- 5.2km to Mirrabooka Shopping Centre
- 7.2km to the Warwick Train Station

Please don't hesitate to contact Ahsan Mustafa on 0402 270 173 or [ahsan@xceedre.com.au](mailto:ahsan@xceedre.com.au) to arrange a viewing today.

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