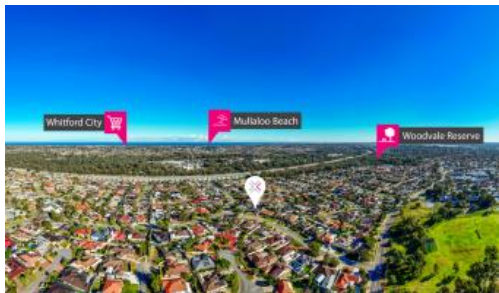


Just Listed



18 Birchfield Avenue, Woodvale



ULTIMATE OUTDOOR ENTERTAINING WITH A SPARKILING POOL AND ROOM TO PARK A CARAVAN!!

Perfectly located on a quiet street and if you take just a short 2 minute walk, you'll end up at North Woodvale primary school and a beautiful Park.

The home itself is perfect for a growing family and includes 4 bedroom, 2 bathrooms, 3 living areas plus an incredible outdoor entertaining area complete with a sparkling pool.

Put this one on your must-see-list and contact me today for more info!

FEATURES YOU'LL LOVE:

- Front of the home is easy care with manicured lawns and a classic federation style patio that wraps around the home.
- Extra driveway positioned parallel to the front of the home, perfect for storing a boat or caravan.
- A welcoming front lounge offers the perfect retreat to relax or entertain, featuring bamboo timber flooring, plantation shutters, split-system air conditioning and an abundance of natural light.
- The spacious master suite has a peaceful front garden outlook and comes complete with plantation shutters, bamboo timber flooring and split-system air conditioning
- Fitted walk in robe that includes loads of hanging space, drawers and storage areas
- Renovated ensuite with floor to ceiling tiling, frameless glass shower and

4 2 2 807 m2

Price Offers Above
\$1,299,000

Property Type Residential

Property ID 33345

Land Area 807 m2

Floor Area 241 m2

Inspection Times

Sat 04 Jul, 11:30 AM - 12:00 PM

Agent Details

Ryan Joseph - 0400 006 693

Office Details

Xceed Real Estate - Sales
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WA, 6017 Australia
08 9207 2088

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REAL ESTATE

contemporary vanity.

- Queen size minor bedrooms all with robes and plantation shutters, bed 2 and 3 also include split system air conditioning.
- The beautifully appointed kitchen features sleek stone benchtops, quality stainless steel appliances, a Smeg five-burner gas cooktop, Smeg wall oven, built-in microwave, extensive cabinetry and abundant preparation space. The open-plan layout allows you to cook while remaining connected to family and guests with uninterrupted views across the main living and alfresco.
- A secondary alfresco (labelled "Verandah" in floorplan) is designed for effortless indoor-outdoor living and seamlessly connects to the kitchen and dining area through wide bi-fold doors. Complete with composite decking, quality lighting and plenty of room for outdoor lounges, it's an inviting space to enjoy morning coffees and quiet evenings throughout every season.
- The sunken lounge area is situated at the rear of the main living with bi-fold doors opening directly into the outdoor alfresco.
- The outdoor living is nothing short of exceptional. At its heart is a spectacular gabled alfresco that creates an incredible sense of space and serves as the perfect venue for entertaining year-round. Complete with pull down weather blinds for protection from the elements, this versatile space can be enjoyed comfortably throughout every season. Flowing seamlessly from the home's living areas, it overlooks a sparkling pool and is complemented by a separate poolside cabana, creating multiple spaces to dine, relax and entertain.

EXTRAS:

- Double glazed doors and windows to the whole house (\$40,000)
- Smeg Dishwasher purchased November 2025
- Smeg double oven purchased June 2026
- Smeg stovetop purchased May 2026
- Pool was resurfaced March 2026 with a 10 year warranty (\$14,300)
- New pool filter purchased April 2026
- Immaculately presented
- Garden shed
- Double car garage
- Timber floors
- Built in 1988
- 807m2 block approx.
- 241m2 home approx.

LOCATION approx:

- 550m to North Woodvale Primary School
- 4min to Woodvale Secondary School
- 3min to Care for Kids School of Early Learning
- 550m to The Woodvale Tavern
- 600m to the local IGA
- 700m to the Woodvale Shopping Centre
- 8min to Bunnings Joondalup
- 11min to Lakeside Joondalup Shopping Centre
- 10min to North Metropolitan TAFE Joondalup

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.