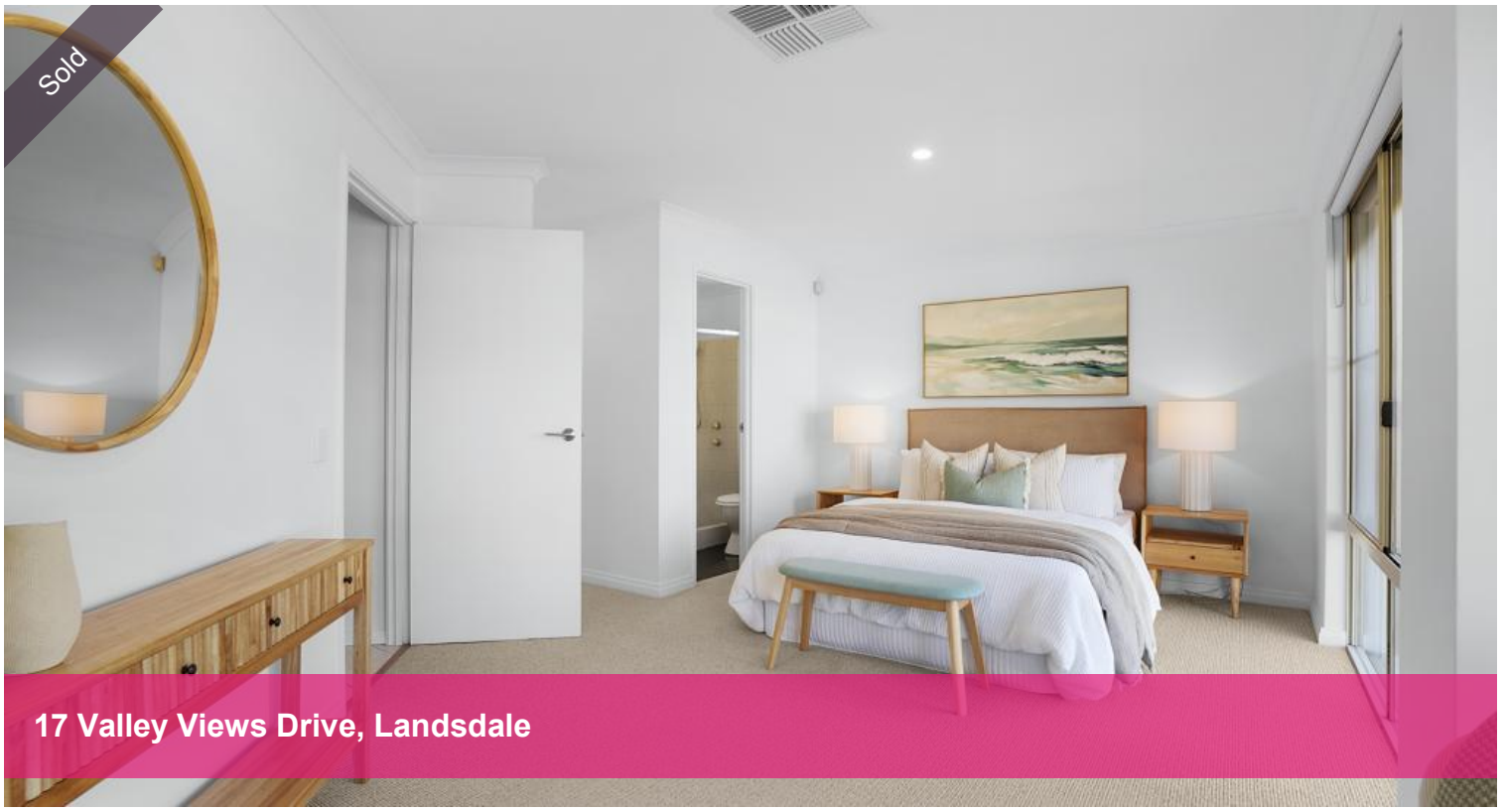


17 Valley Views Drive, Landsdale







UNDER OFFER with Ryan Joseph!!

FAMILY HOME CLOSE TO AN INCREDIBLE PARK AND SCHOOL!!

Perfectly located on a quiet street and only a short walk to the stunning Warradale Park and Landsdale Primary School you'll find this incredible 4 bedroom, 2 bathroom family home.

Combining an enormous master bedroom, 3 separate living areas, a sprawling backyard
and thanks to a fresh coat of paint, brand new carpets and all new lighting throughout you can simply move in and kick up your feet!

FEATURE YOU'LL LOVE:
• Immaculate, easy care front garden
• Enormous king-size master suite comes complete with walk-in robe, ensuite and front garden outlook
• Three generous sized minor bedrooms, all with built-in wardrobes
• Located at the front of the home you'll find the family room which also has a relaxing front garden view
• Spacious kitchen includes 4 burner gas cooktop, wall oven, dishwasher, double sink with added filtered water tap, fridge recess and breakfast bar
• Kitchen, living and dining area make up the central part of the home
• Home theatre can be accessed from both the outside alfresco or kitchen/living area through double sliding French doors and also comes with a power point in the ceiling ready for a projector to be installed. This setup is

4 2 2 515m2

Price	SOLD for $950,000
Property Type	Residential
Property ID	33472
Land Area	515 m2
Floor Area	194 m2

Agent Details

Ryan Joseph - 0400 006 693

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

great to feel connected to all parts of the home looking back from the kitchen
• Relaxing undercover alfresco perfect for year-round entertaining
• Sprawling backyard with plenty of room for the kids and pets to run around
• Large backyard shed

EXTRAS:
• Ducted air-conditioning throughout with an added Split system unit in the kitchen/living area
• Brand new vinyl flooring
• Brand new carpets
• Brand new LED lighting throughout
• Freshly painted throughout
• Double lock-up garage
• Solar power with 19 panels and a 5kw inverter
• Solar and gas hot water system
• Alarm system
• Security cameras that can be accessed via an app
• Security shutters to nearly all windows and doors around the home
• Large garden shed
• NBN Fibre to the Node FTTN connected with upgrade to FTTP available
• Built 1997
• Block size 515m2
• House Size 193.6m2 (Inc garage)

LOCATION:
• 350m to Valley View Reserve
• 2min to Landsdale Primary School
• 5min to Landsdale Forum Shopping Centre
• 5min to Kingsway City Shopping Centre
• 6min to Ashdale Secondary Collage
• 6min to Kingsway Sporting Complex
• 7min to The Kingsway Bar & Bistro
• 8min to Bunnings Wangara

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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.