

## FOR SALE

### SUN-FILLED & SPACIOUS FAMILY HOME ON A GENEROUS GREEN TITLE BLOCK IN AWESOME LOCATION!

If you're dreaming of living in one of the most affordable family friendly suburbs, with everything this attractive location has to offer in terms of proximity to parks, shops, schools, river and transport AND live just 20 mins / 11Km from Perth CBD (Google Maps), this could be the property you've been waiting for!

WELL MAINTAINED GREEN TITLE 4 BED 2 BATH HOUSE PLUS SEPARATE THEATRE with LOW MAINTENANCE OUTSIDE AREAS in HIGHLY SOUGHT AFTER LOCATION & NEXT DOOR TO ONE OF PERTH'S BEST PARKS with CAFES, WATER AND MINIATURE RAILWAY! THIS ONE HAS IT ALL!

WILL SUIT FAMILIES, FIRST HOME BUYERS AND SAVVY INVESTORS.

Call TODAY to register your interest – these don't last long!

#### THE PROPERTY:

This welcoming and spacious family home is set on a generous 500sqm green title block of prime residential land. Inside, you'll appreciate four good-sized bedrooms plus a separate spacious theatre that compliments a well-planned, easy flowing home. The open-plan kitchen/dining/living area is west facing and sun-filled and perfect for entertaining, and from here you can easily keep an eye on the kids playing outside. Or if you fancy putting your feet up, you could be relaxing outside under the covered alfresco, sipping a drink while watching the sun go down over the adjacent park.

This comfortable home is ready to move straight into and is perfect for young families who want space to play and work from home. Alternatively, if you're a first home buyer and simply tired of looking at "compact" villas that just aren't big enough!!, this could just be the solution you're looking for! Either way, move straight in, spread out, relax and enjoy!

#### WHAT YOU'LL LOVE

- FOUR Bedrooms: King-size Master with Walk-in Robe & ceiling fan in addition to the ducted

4 BED | 2 BATH | 2 CAR

#### PRICE:

SOLD by Brian McKiernan!

#### OPEN FOR INSPECTION:

N/A

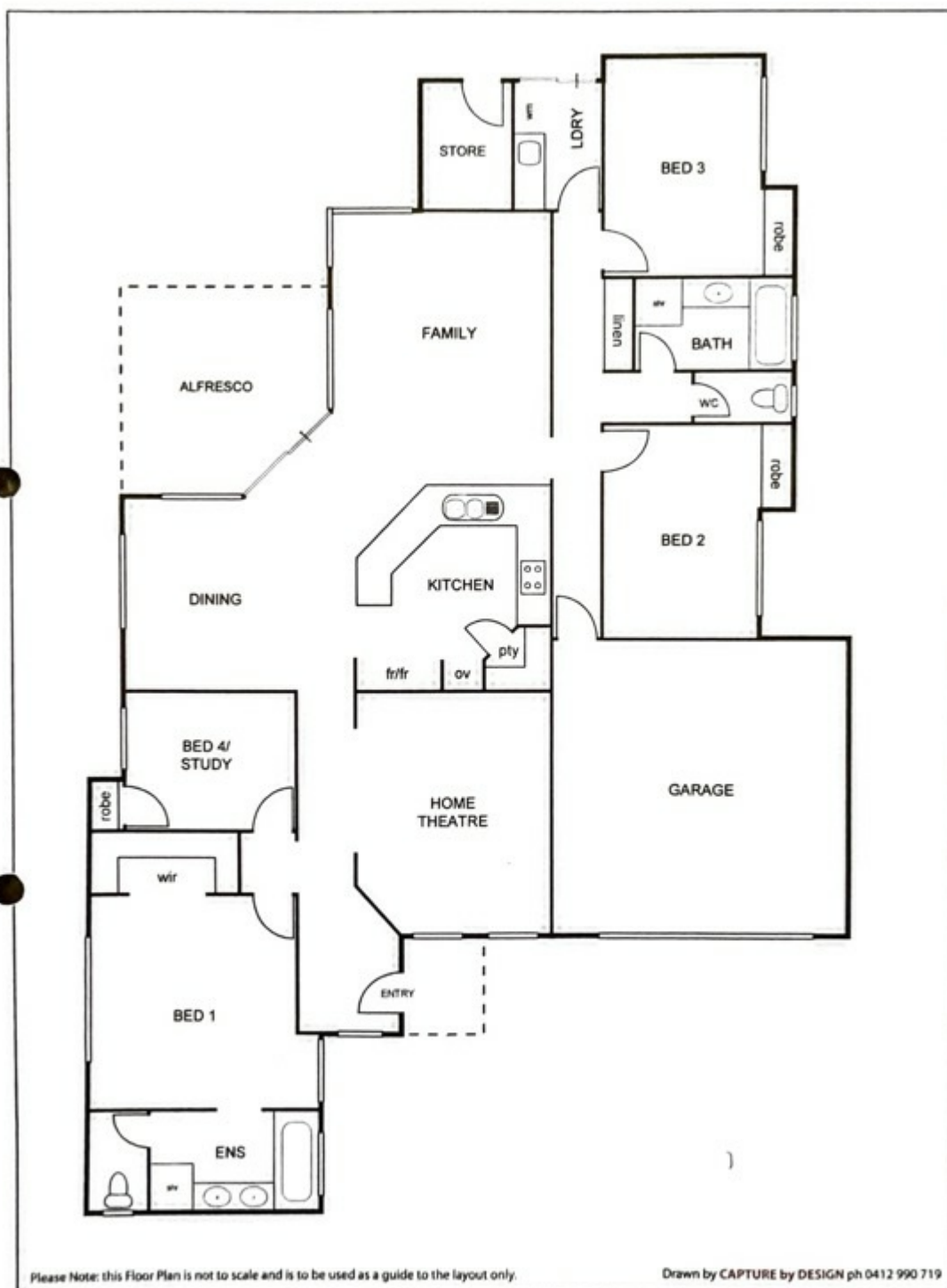


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FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.