# 86 LYDON BOULEVARD, ATWELL, WA, 6164









# SOLD

## CONTEMPORARY FAMILY OASIS!!

Look no further! This beautifully proportioned, open plan family home is like no other! Extra spacious throughout with its central living/entertaining space & master bedroom designed to impress. Your every sense will be delighted upon viewing this lovingly maintained home!

It's ideally located with easy parking for 4 cars, a boat or a caravan, within walking distance to schools, Gateway Shopping centre, restaurants & public transport.

FEATURES INCLUDE:
• Statement entrance hall
• Unique king size master suite with WIR & elegant en-suite
• Generous sized bedrooms 2, 3 & 4
• Lovely family bathroom with shower & separate bath
• Good size laundry with built in cupboards, generous benchtop, sep toilet, side access through sliding door
• Enormous open plan kitchen/dining/family room to impress all! Chefs kitchen with gas hobb, stainless steel rangehood, wall oven, dishwasher, double sink, water filter, stacks of storage, pantry, breakfast bar, big windows, shoppers entrance – perfect for entertaining or large family gatherings
• Dining & family room interact seamlessly from the kitchen with 10 – 12 seat dining space, huge wall mounted tv capacity, study nook, large and open family room to easily accommodate two three seater lounges plus more!
• Theatre room with classy French doors for sound reduction if needed & separate aircon unit
• Ducted air conditioning (new) throughout plus gas points
• Luxury out door entertaining space offering two Alfresco's & a funky bar space to enjoy a cheeky afternoon vino with friends!
• Reticulated easy care gardens with plenty of lawn space for kids or the family pup
• Double automatic garage with extra storage & shoppers entrance
• Statement double security entrance doors, key lock windows
• NBN connected
• Large garden shed
• Built in 1998 on 623m2 land - Council Rates: $1,854.17

## 4 BED | 2 BATH | 2 CAR

PRICE:
$630,000

OPEN FOR INSPECTION:
N/A



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