12 CAMSELL WAY, FERNDALE, WA, 6148









# SOLD

## FULLY RENOVATED BEAUTY!

Positioned perfectly with the stunning Canning River at your doorstep, this fully renovated home exudes both charm & functionality with open plan living, huge alfresco overlooking lush lawns, stunning front gardens & a massive 6 x 4.5m shed/workshop! Perfect in every way! – so get your pen ready as this one ticks all the boxes!
FEATURES INCLUDE:
• Beautifully fully renovated kitchen with stunning tiling, soft close draws & cupboards, stone bench tops, Bosch appliances, dishwasher, oven, cooktop, double sink overlooking alfresco & back yard
• Dining & family rooms are bathed in natural light with lovely big windows & sliding door to outside, attractive & hard-wearing bamboo flooring, LED lighting, reverse cycle aircon & ceiling fan
• Master bedroom queen size with BIR's, reverse cycle aircon plus ceiling fan giving comfort all year round
• Bedroom two with reverse cycle aircon plus ceiling fan.
• Bedroom three currently being utilised as a home office
• Stunning family bathroom, fully renovated with oval bath, sep shower & vanity, heated towel rail & gorgeous honeycomb floor to ceiling tiles – JUST LOVE IT!
• Separate toilet
• Family size laundry ALSO renovated with door to outside & lots of cupboard space
• Double carport for tandem parking of two cars
• Pretty gardens with reticulation to the front
• Security screens on doors & windows, window locks, security camera
• Reverse Cycle air-conditioning units x 3
• Near new electric storage hot water system
• Large Pergola perfect for BBQ's, entertaining & relaxing weekends
• Sprawling back lawn, perfect for the family pooch, a few chooks, kids playing, backyard cricket or a swimming pool!
• Rendered exterior on 688m2 land Built 1977
• All improvements and additions have full council approval
• Canning River at your doorstep, perfect for kayak's & fishing
• Public transport 2mins walk away, Westfield Carousel Shopping Centre 9 mins drive or 17mins walk approx or catch the bus! Approx 14klm drive to Perth CBD
Independent Rental Appraisal $420 to $450 P/W - currently owner occupied
BEST BE QUICK AS THIS BEAUTY WONT LAST!!

## 3 BED | 1 BATH | 2 CAR

PRICE:
$515,000

OPEN FOR INSPECTION:
N/A



**Jill Groves | Chloe Groves Team**
**0408765240**
jillgroves@atrealty.com.au
www.atrealty.com.au