

# SOLD

## IDEAL HOME FOR FAMILIES WITH KIDS

If you are after a spacious quality build 3 Bed, Study or 4th Bedroom family home without having the hassle of maintaining a large garden with a children playground park in your backyard for family picnics any time with kids enjoying the outdoors, then this is just the property for you. This beautiful home is positioned in a lovely quiet street with a tranquil parkland outlook from your open plan living area complementing both the indoors and the outdoors. Centrally located just minutes away from excellent schools, shopping centres, restaurants and cafes, parks and public transport with easy access to major freeways and highways. Such gems seldom come to the market for sale.

### Features of the property include

Large open plan living- Kitchen/Dining and Family overlooking the lush parklands thru the large outdoor alfresco decking entertaining areas making it the central point for the whole family to meet. Modern Kitchen with Breakfast bar, quality appliances and lots of cupboard storage space. Separate Home Theatre room for the whole family. Spacious Master Bedroom with ensuite and huge double size walk-in-robos. The other two bedrooms are good sized with huge cupboard space and one bedroom has a semi ensuite. The Fourth bed/Study or Home office at the entry is of good size too and currently used as a bed room. Spacious Laundry with Lots of cupboard space and separate toilet. Central air conditioning with security alarm and doors at front and around the house. Double Lock up Garage with the side door leading to the Alfresco Entertaining areas at the back. Easy care low maintenance garden in the front and brick paved throughout the outdoor Alfresco Entertaining areas at the back overlooking the lush green parklands.

Be among the first to view. Call Eric Fernandes on 0421074963

3 BED | 2 BATH | 2 CAR

PRICE:  
\$535,000

OPEN FOR INSPECTION:  
N/A



**Eric Fernandes**  
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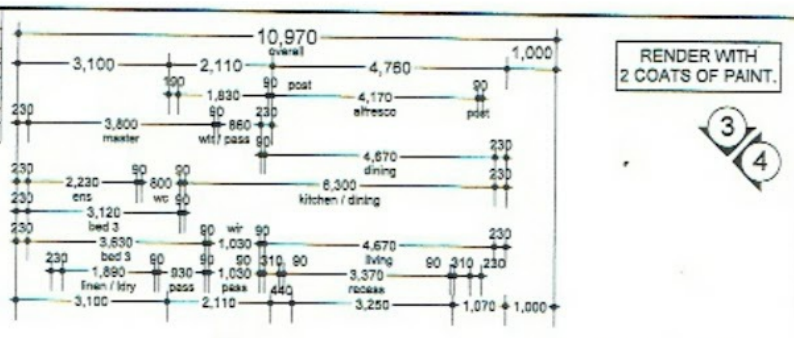
105 Madras Drive, Osborne Park, W.A. 6017.  
 Telephone: (08) 9202 9200.  
 Facsimile: (08) 9202 9201.  
 P.O. Box 55, Westfield Shopping Centre,  
 Inland, W.A. 6916.



Floor	Location	Area	Perimeter
Ground	HOUSE	162.19	63.85
	GARAGE	34.85	23.85
	ALFRESCO	11.54	14.10
	PORCH	0.85	3.82
		209.43 m <sup>2</sup>	106.64 m

**NOTE:**

- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION
- 28c + PLATE CEILINGS THROUGHOUT UNLESS OTHERWISE NOTED.
- PROVIDE HOOP IRON HOLDING DOWN STRAPS TO AS 4055.



RENDER WITH 2 COATS OF PAINT.

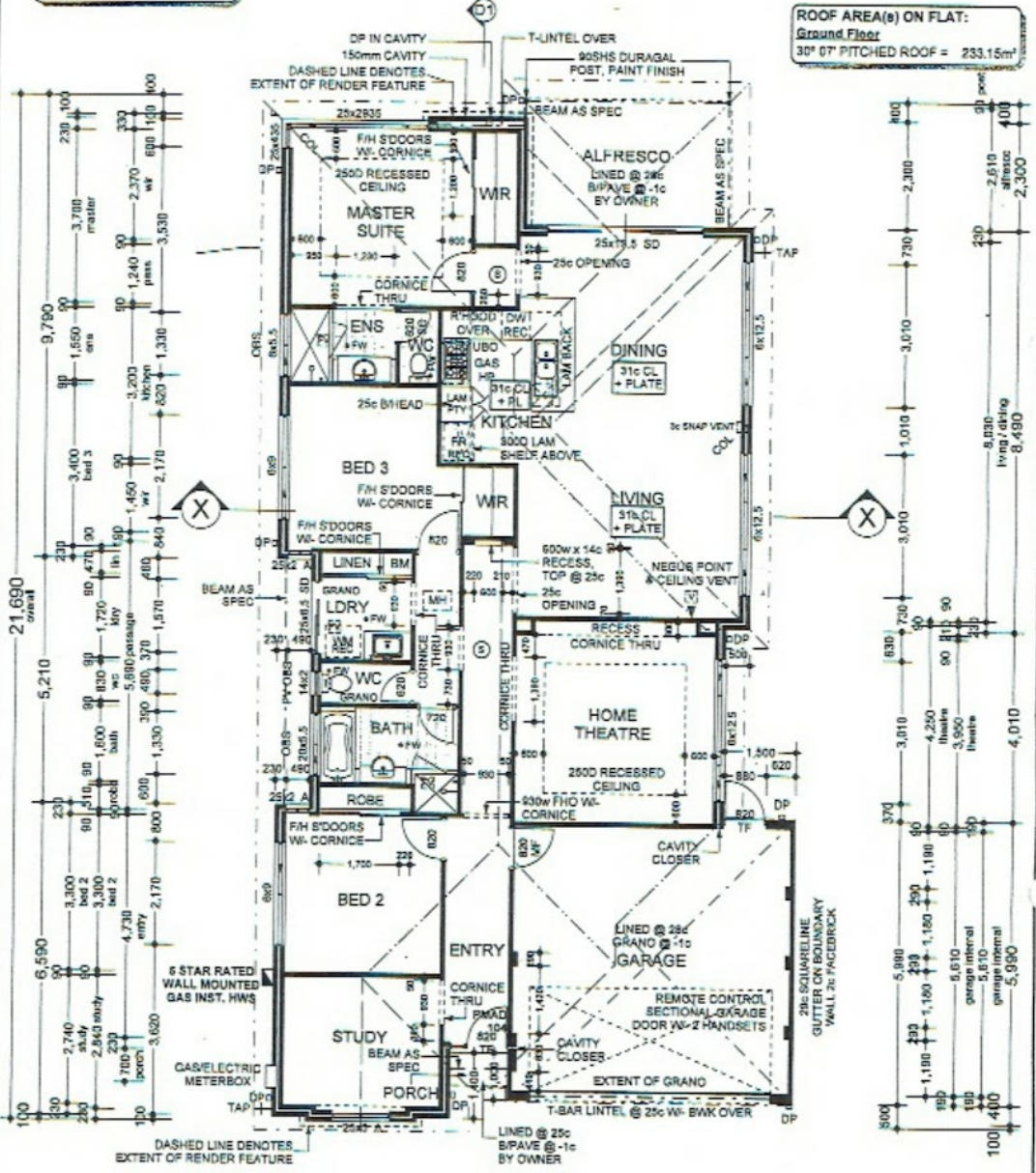


REV	VO #	DRN	DATE	CHK
1	ENG	LR	05.10.09	RS
2	SHR	LR	22.10.09	LR
2	VO 2 - 4 & P/S	LR	11.11.08	LR
3	PRECHECK	LR	11.11.08	JJ
		LR	15.11.08	LR

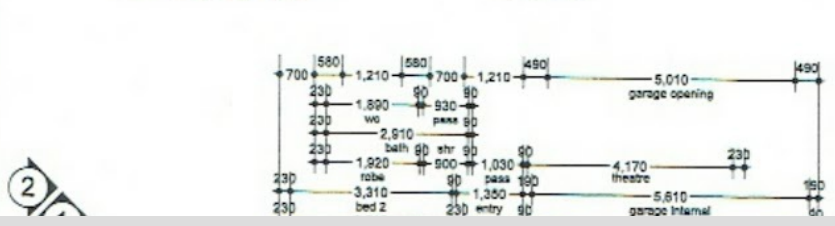
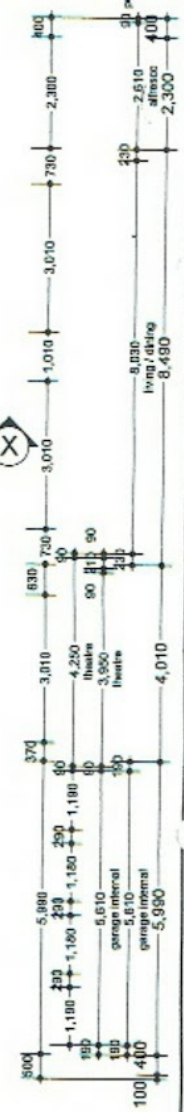
**FINAL PLANS**  
 THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.  
 DATED: .....

**CLIENT:** V. CHAPMAN ATF RIVLYN TRUST  
**ADDRESS:** LOT 641 MALOP LINK HARRISDALE  
 360 hc.

**ONE OFF**  
 MODEL N° 00092  
 @ COPYRIGHT 1 OF 9  
 21177



**ROOF AREA(S) ON FLAT:**  
 Ground Floor  
 30° 07' PITCHED ROOF = 233.15m<sup>2</sup>



Ⓝ DENOTES SMOKE DETECTOR

WIND CLASSIFICATION AS PER A.S. 4055: N1 - FOR SINGLE STOREY RESIDENCE

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.

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