

**SOLD**

## VERY SPACIOUS MODERN LIVING!!

Welcome to this breathtaking abode nestled in the heart of Banksia Grove, WA. Boasting 3 generous sized bedrooms, 2 bathrooms, Theatre and 2 cars garage, this property is sure to take your breath away.

Upon entering the home, you'll be welcomed to a spacious entrance hall and a theatre/media room with double entrance perfect for entertaining friends and family. The home also features air conditioning for those warm summer days and nights. Modern kitchen equipped with sleek gas stove-top and extra wide electric oven and breakfast bar. Open plan lounge/dining areas flow to sunlit alfresco terrace. Enjoy a private theatre room, large sized bedrooms with beautiful timber floors and built-in robes. Well appointed modern and stylish bathrooms, separate laundry with lots of storage space!

This well-maintained house comes with 165 square meters of floor area and 335 square meters of land. It features a fully fenced frontyard and backyard, double remote garage, alfresco entertainment area and paved backyard area for easy care and low maintenance.

No matter what you're looking for, this home has it all. Whether you're looking for a place to settle down with your family or a great investment opportunity with rent estimate of \$550+, this is a property that will not disappoint. With its unbeatable location and amazing features, this house is not one to be missed.

Make it yours today and start living the life you've always dreamed of. this is the best time to make your move. Don't miss out on this amazing opportunity and enquire now!

Conveniently positioned and set on a well sized, raised block, this gorgeous residence offers a very spacious and versatile layout with pleasant outlooks.

Double automated garage, level landscaped gardens which are low maintenance, and great sunny outdoor spaces.

Excellent location!

This beautiful home is close to parks, schools and a short drive to various shopping centres. Please contact Nadine Rofail 0449011461 to arrange a private viewing! Be quick, this will sell fast!

Disclaimer:

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$445,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Nadine Rofail**  
**0449011461**

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[www.atrealty.com.au](http://www.atrealty.com.au)

**HOUSE AREA**  
**HOUSE AREA = 164.89m<sup>2</sup>**  
**GARAGE AREA = 42.66m<sup>2</sup>**  
**PORTICO AREA = 9.54m<sup>2</sup>**  
**ALFRESCO AREA = 9.54m<sup>2</sup>**  
**TOTAL AREA = 220.74m<sup>2</sup>**  
**PERIMETER = 62.12m**

**HOUSE INFORMATION**  
**NO. OF BEDS: 3**  
**NO. OF BATHS: 1**  
**NO. OF CAR SPACES: 1**  
**NO. OF GARAGE SPACES: 1**

**OWNER:**  
**OWNER:**

**DATE:**  
**DATE:**  
**DATE:**  
**DATE:**

**PROPOSED RESIDENCE @**  
**LOT 3649 GRANDIS BOULEVARD**  
**BANKSIA GROVE**  
**CITY OF WANNEROO**  
**FOR: GEBREKIDAN /**  
**SOLOMON MERESA**

**DATE: 19/08/2024**  
**DRAWN BY: D1605**  
**SCALE: 1:100**  
**PROJECT: DREAM ENCORE**  
**MODEL: 191-19**

**GENERAL NOTES**

- REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT & VENTILATION REQUIREMENTS
- CORNER PLASTER BEADS TO 45° CORNERS ONLY UNLESS OTHERWISE NOTED ON PLAN
- LIFT-OFF HINGES TO ENSURE & WC DOORS

**PLUMBING NOTES**

- NO FLOOR PIPES AND/OR EFFLUENT VENTILATION PIPES (EVP) TO STREET ELEVATION
- DOWNPIPES TO ROOF SHALL BE AT CENTRES TO ROOF PLUMBERS DISCRETION

**ROOF NOTES**

- ROOF TO BE DOWN IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL
- ROOF COVER INSTALLED TO MANUFACTURERS SPECIFICATIONS

**BRICKWORK NOTES**

- FACE BWK TO INSIDE GARAGE TO BE 2ND FACE WITH CONCEAL JOINT
- DIMENSIONS ARE TO BRICKWORK ONLY - PLASTER MARGIN NOT ALLOWED FOR
- HOLDING DOWN RODS TO BRICK PIERS WITH BEAM OVER
- HOLDING DOWN STRAPS TO BRICK PIERS WITH NO FLASHING REQUIRED ABOVE WINDOWS & SLIDING DOORS WHERE NO EAVES AND / OR MORE THAN 30° BRICKWORK ABOVE HEAD OF WINDOW / SLIDING DOOR

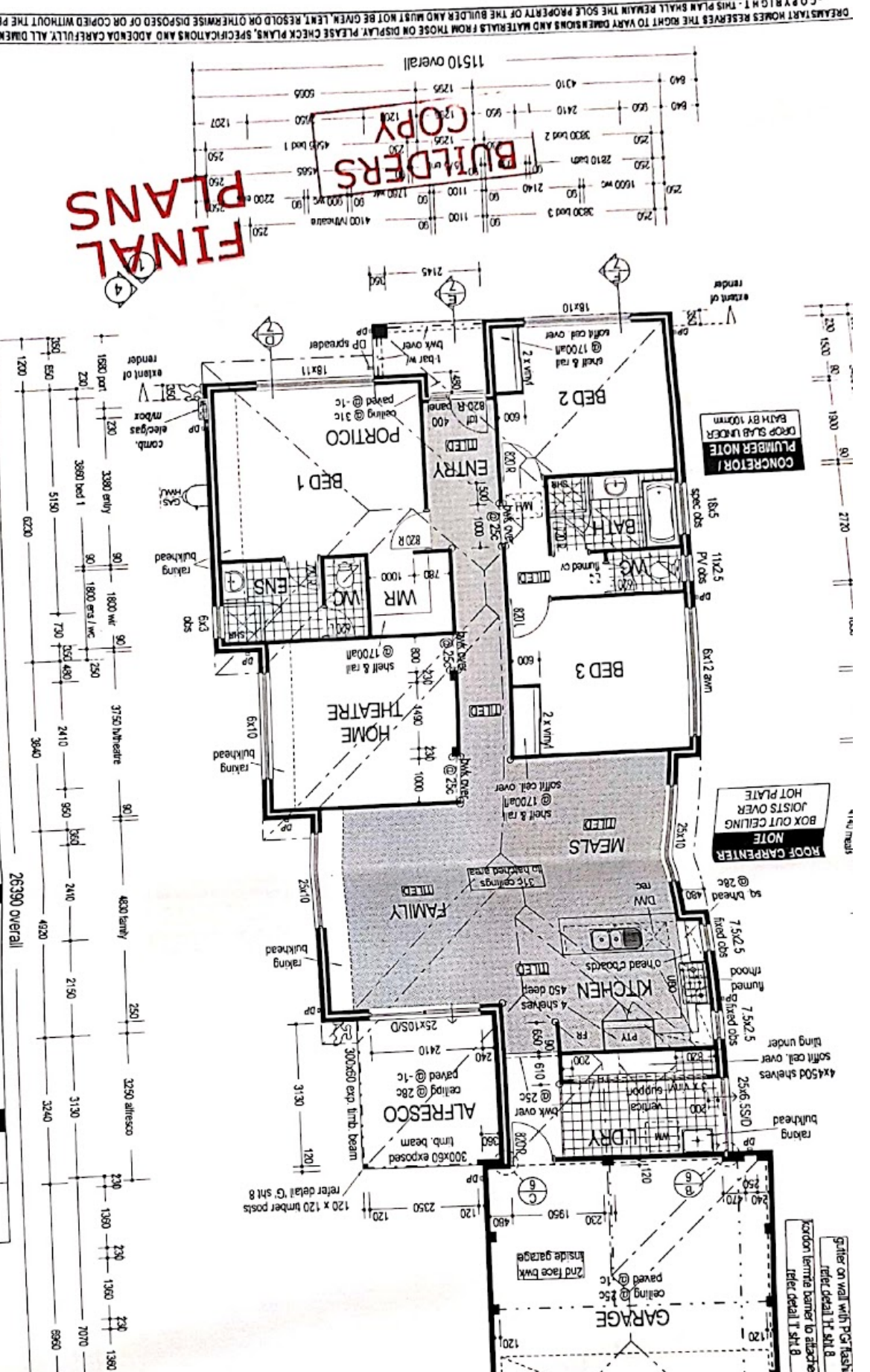
**N1 WIND CLASSIFICATION**  
 AS PER ENGINEER'S CERTIFICATE OF INSPECTION

**NON - COASTAL ZONE**  
 TILED ROOF @ 25°/38° PITCH

**7 OUTLET EVAPORATIVE AIR**  
 CONDITIONING SYSTEM  
 REFER TO ELECTRICAL PLAN  
 FOR OUTLET & UNIT POSITIONS

**SOFFIT DETAIL**  
 nadine.rofail@atrealty.com.au  
 0490004690  
 European Home Loans  
 Restricted Member  
 Nadine Rofail

**NOTE: (16) CORNER BEADS TO**  
 Hazard level H2



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.

**possible piling required**

**@reality**

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