



**SOLD**

## SPACIOUS FAMILY HOME IN PRIME LOCATION!

### Under Offer!

This beautiful and very spacious family home boasts a huge 222 sqm of living space on a large 603sqm block, creating the perfect balance of big bedrooms, bright open living areas and a large back garden with patio perfect for a growing family. Very well kept, in immaculate presentation, this fantastic home is a must see!

**Perfect Location:** Located in whisper quiet street in a sought-after part of Tapping, close to the transport links, parks, schools, Carramar Golf Course, restaurants and shops. Easy access to all amenities in Joondalup city few minutes drive away.

Walking distance to great schools and shops.

4mn drive (1.6) to Carramar shopping center, Duke Pub and restaurants

10mn Walk, 2mn drive (850km) to Tapping Primary school

3mn drive (1.4km) to Saint Stephen's school

3mn drive to Carramar primary school

3mn drive Carramar Golf Club

3 mn drive to Banksia Grove shops and restaurants (coles, woolworth, Aldi, McDonalds...)

**Investors!** Great investment opportunity, neat condition, low maintenance with expected high investment yield of more than 5.7%, estimated rent \$650+/w

### Features include:

- Separate Front lounge/theatre room/home office/study or 5th bedroom, with neutral carpets, suits versatile uses
- Open plan light & bright family room, dining, kitchen and games.
- Large windows,
- Well appointed kitchen with plenty of cupboard space, BI pantry, Breakfast bar, oven, gas cooktop and Dishwasher recess and microwave recess, double fridge recess.
- Master bedroom with large walk-in robe and ensuite.
- all 3 beds are double with built-in robes and neutral carpets.
- Ducted Evaporative Air Conditioning throughout
- separate laundry, linen storage, toilet
- Floorboards
- Double enclosed carport with remote garage door.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$615,000

**OPEN FOR INSPECTION:**  
N/A



**Nadine Rofail**

**0449011461**

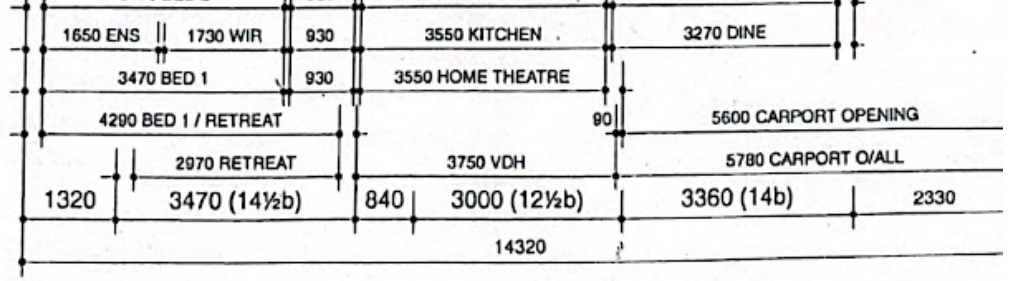
nadine.rofail@atrealty.com.au

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



**AREAS**

USE	158.45
RPORT	31.94
FRESCO	15.48
RANDAH	5.27
TAL	211.14
OF	222.37
RIMETER	57.07



**FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGE**



7 Delawney Street  
Belconnen 6021

PROPOSED RESIDENCE TO BE ERECTED ON -  
LOT 2386 St. Stephens Crescent

DATE	AMEN
DATE	PROJECT