



**SOLD**

## UNDER CONTRACT MORE PROPERTIES NEEDED URGENTLY

Give yourself and your family the best New Years gift ever. This well loved Four bedroom, Two-bathroom family home will please the most discerning buyer. Nestled in a quiet street on a great level block, the home is meticulously presented and certainly has that brand new feel about it, featuring:

- Gorgeous street appeal with established green lawns and gardens.
- Master bedroom with a large walk-in robe and updated ensuite.
- Generous size bedrooms, carpeted and built ins to all.
- Formal lounge room, plushly carpeted, with French doors and a modern chandelier.
- Large informal dining area with functioning fireplace, the centre of the home.
- Huge light-filled family room, with large windows and glass sliding door access to the outdoor entertaining area.
- Very spacious kitchen with ample cupboard space, double door pantry and loads of bench space. A 4 burner gas cooktop with a modern electric oven and a substantial fridge cavity. The classy breakfast bar rounds off the functional kitchen.
- Clean, fresh main bathroom with a bathtub, vanity and shower.
- Separate WC and internal laundry, with easy access to the large backyard.
- The beautifully designed backyard is private, well-manicured with a bore/reticulation, garden beds and still has enough room for family fun, a game of cricket, a new pool or just proudly hosting the family BBQ.
- A short easy walk to school, daycare, major shopping centre, Gngangara Reserve with its oval and children's play ground. A short distance to freeways, train station, pristine beaches, etc. This home has too many features to mention and certainly deserves your personal inspection. With new floor coverings, fresh paint and window treatments there is simply nothing left to do. Call Marcel on 0421680531 for your inspection.

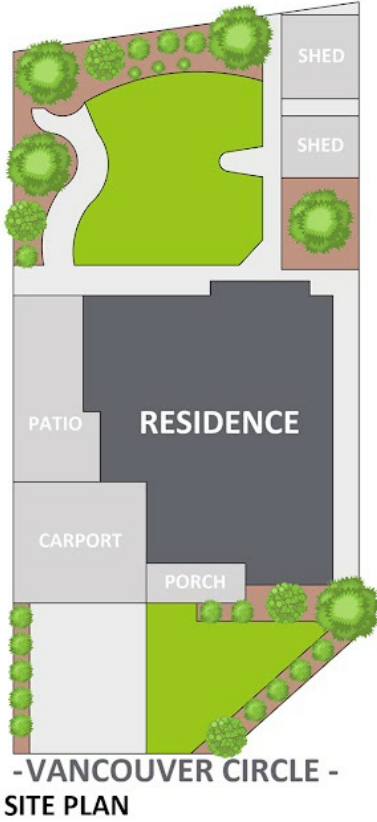
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$675,000

**OPEN FOR INSPECTION:**  
N/A



**Marcel Pratt**  
**0421680531**  
marcel.pratt@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



11 Vancouver Circle, Waikiki, WA

Marcel Pratt 0421 680 531

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.

4 BEDROOMS, 2 BATHROOMS, 2 CAR'S

shown is indicative only. Dimensions are approximate. Drawings are only to be used for display purposes. Bookings: contact@jarraddesign.com