

## FOR SALE

### THE PERFECT LOW MAINTENANCE MODERN HOME!

Nestled in the highly sought-after suburb of Edgewater, this immaculate 3-bedroom, 2-bathroom family home at 74 Wedgewood Drive presents an exceptional opportunity for those seeking comfort, convenience, and community.

Step inside this thoughtfully designed home where modern living meets practical functionality. The three bedrooms provide space with large built-in robes, with the master suite featuring its own walk-through robe and private ensuite for added luxury and convenience.

The heart of the home flows seamlessly throughout, creating inviting spaces perfect for both daily living and entertaining guests. Natural light floods through the property, highlighting the quality finishes and attention to detail that make this house truly special.

- Secure double garage providing protection for two vehicles
- Fully fenced property ensuring privacy and safety for children and pets
- Private courtyard perfect for outdoor entertaining and relaxation
- Secure parking arrangements for additional vehicles or storage
- Street front home across the road from a park

Edgewater's enviable location places you at the western edge of the pristine Lake Joondalup, surrounded by the natural beauty of Yellagonga Regional Park. This unique positioning offers residents direct access to walking trails, cycling paths, and recreational activities right at their doorstep. The suburb's reputation as a family-friendly community is enhanced by its excellent educational facilities, including the well-regarded Edgewater Primary School and Mater Dei College.

- Convenient access to Joondalup Drive and Ocean Reef Road for easy commuting
- Regular bus services on routes 465 and 466 connecting to Joondalup
- Edgewater railway station providing direct links to Perth CBD
- Local shopping precinct walking distance
- Mater Dei Private school within walking distance

This is more than just a house; it's a gateway to the Edgewater lifestyle where natural beauty

3 BED | 2 BATH | 2 CAR

PRICE:

Offers from \$950,000

OPEN FOR INSPECTION:

Apr 18 at 12:00pm - 12:30pm

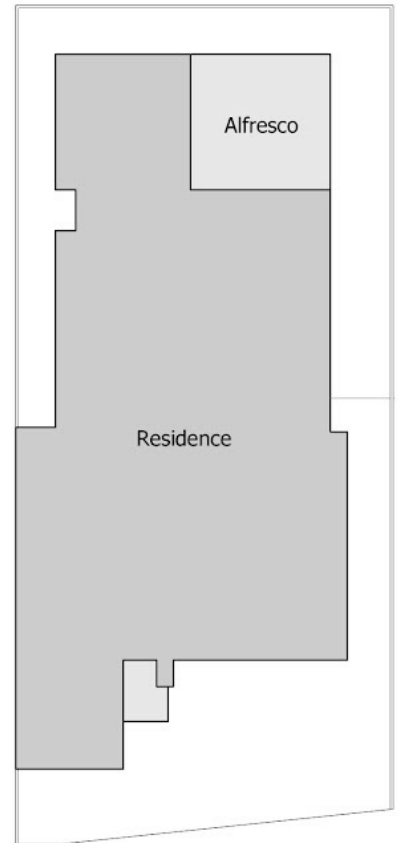
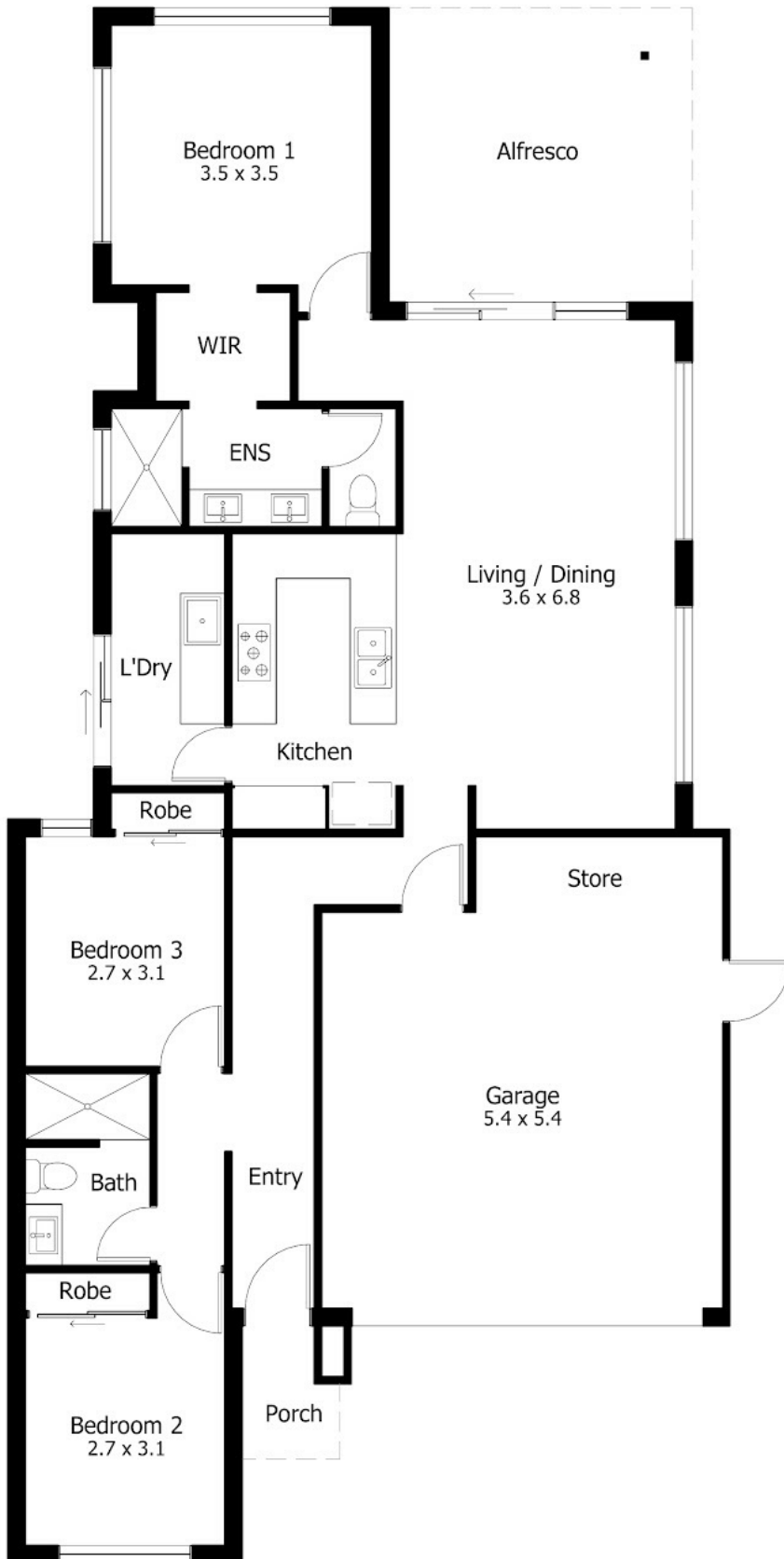


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Site Plan

Areas

Living	115 m <sup>2</sup>
Garage + Store	34 m <sup>2</sup>
Alfresco	11 m <sup>2</sup>
Porcj	2 m <sup>2</sup>
<b>Total</b>	<b>162 m<sup>2</sup></b>

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.