



# FOR SALE

## PREMIUM BATEMAN LIVING - RSHZ

\*Contact Agents for Price Guide\*

Welcome to 38C Arcadia Crescent - a bright, contemporary townhouse in Bateman's 'exclusive' Noalimba Estate.

North facing and filled with natural light, the open plan living, dining and kitchen zone looks straight out to the leafy park through full-height windows and a glass sliding door, creating an easy indoor-outdoor flow to the alfresco. It's the kind of layout that works for everyone - families, downsizers, and busy professionals who want space without the upkeep.

Upstairs, all three bedrooms are genuinely Queen to King size, with the minor bedrooms benefitting from a shared balcony overlooking the park. The master suite feels like a retreat with its large walk in robe and well-designed ensuite.

With the Murdoch hospital precinct, major transport links, Rossmoyne Senior High School zoning and Bateman Primary just a short stroll away, this is a standout opportunity to secure premium Bateman living in a location buyers wait years for.

### DOWNSTAIRS

- Formal lounge positioned at the front of the home - with French doors installed, it's ideal as a quiet retreat, home office or second living zone
- Spacious and welcoming entrance hallway
- Convenient guest powder room
- Open plan living & dining with excellent natural light through large windows and sliding glass door opening directly to the alfresco, bonus leafy park views
- Kitchen featuring stone bench tops, gas cooking, updated rangehood, large oven, dishwasher, double sink w/updated mixer tap, breakfast bar and fantastic storage
- Laundry with abundant cabinetry plus handy under stair storage
- Alfresco entertaining area overlooking the park - a peaceful setting for morning coffee or evening downtime, with lush established greenery & low maintenance landscaping
- Reticulated front and rear gardens
- Double garage with separate lockable storage area plus convenient shopper's entrance
- Timber hybrid flooring to main living areas and entrance hall

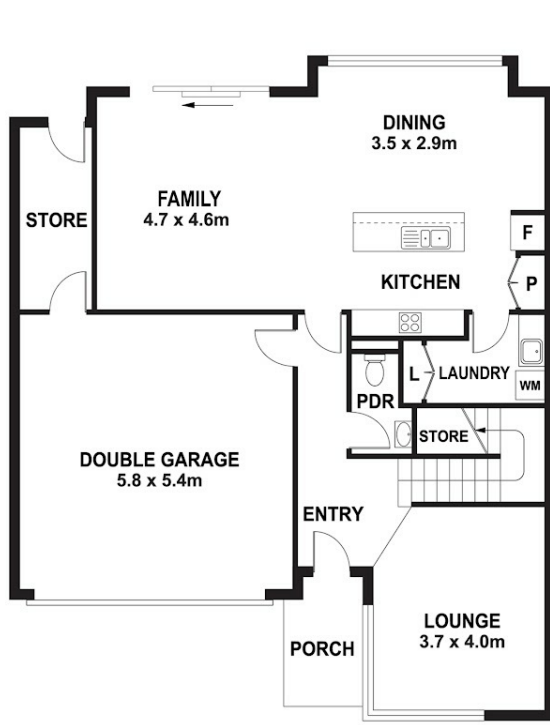
3 BED | 2 BATH | 2 CAR

PRICE:  
NEW OPPORTUNITY!

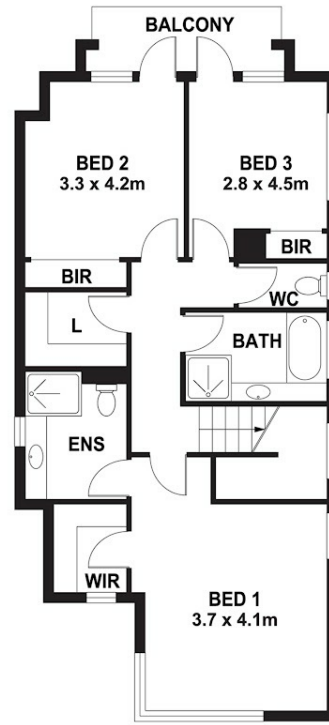
OPEN FOR INSPECTION:  
Jun 21 at 10:30am - 11:00am



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GROUND FLOOR



FIRST FLOOR

# @realty 38C Arcadia Crescent, Bateman

Not to scale • All measurements are approximate • Drawn for presentation purposes only

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.