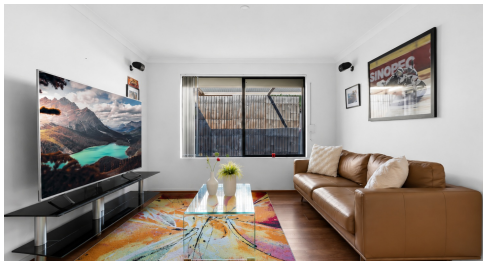
# 20 SADDLE LANE, HARRISDALE, WA, 6112

Xsell Real Estate









# FOR SALE

## OPEN BY APPOINTMENT

Welcome to 20 Saddle Lane, a modern three-bedroom, two-bathroom family home on a 360sqm block, directly opposite a park and playground

This beautifully presented family home is situared in the sought-after Arion Estate with the lifestyle advantage of parklands directly behind the property.

Designed for easy family living, the home centres around a spacious open-plan kitchen, dining and family area that flows seamlessly to the covered alfresco — creating the perfect setting for entertaining, weekend barbecues or relaxed evenings at home.

A separate second living area adds valuable flexibility and can easily serve as a theatre room, kids' retreat, home office or quiet lounge.

Three well-sized bedrooms provide plenty of room for the family, with two bathrooms adding everyday convenience. The flexible layout also gives you the option to use a bedroom as a guest room or home office.

Property Features:
- 3 good size bedrooms, 2 bathrooms
- Open-plan family, dining and kitchen area
- Separate lounge/theatre room
- Master suite with built-in robe and ensuite
- 3 x split system air conditioning
- Security Shutters
- Energy saving 6.4kw solar panels. Battery ready
- Covered alfresco entertaining area complete with cafe blinds
- Double garage with rear access
- Open parkland at the rear — ideal for dog walks and safe outdoor play for the kids

Outside, the 360sqm block offers plenty of usable space, with the adjoining park adding even more room for kids to play, pets to enjoy and the whole family to make the most of the outdoors.

The location is hard to beat, with Harrisdale Primary School, Harrisdale Senior High School and Carey Baptist College all close by, along with local shopping, parks, community facilities and

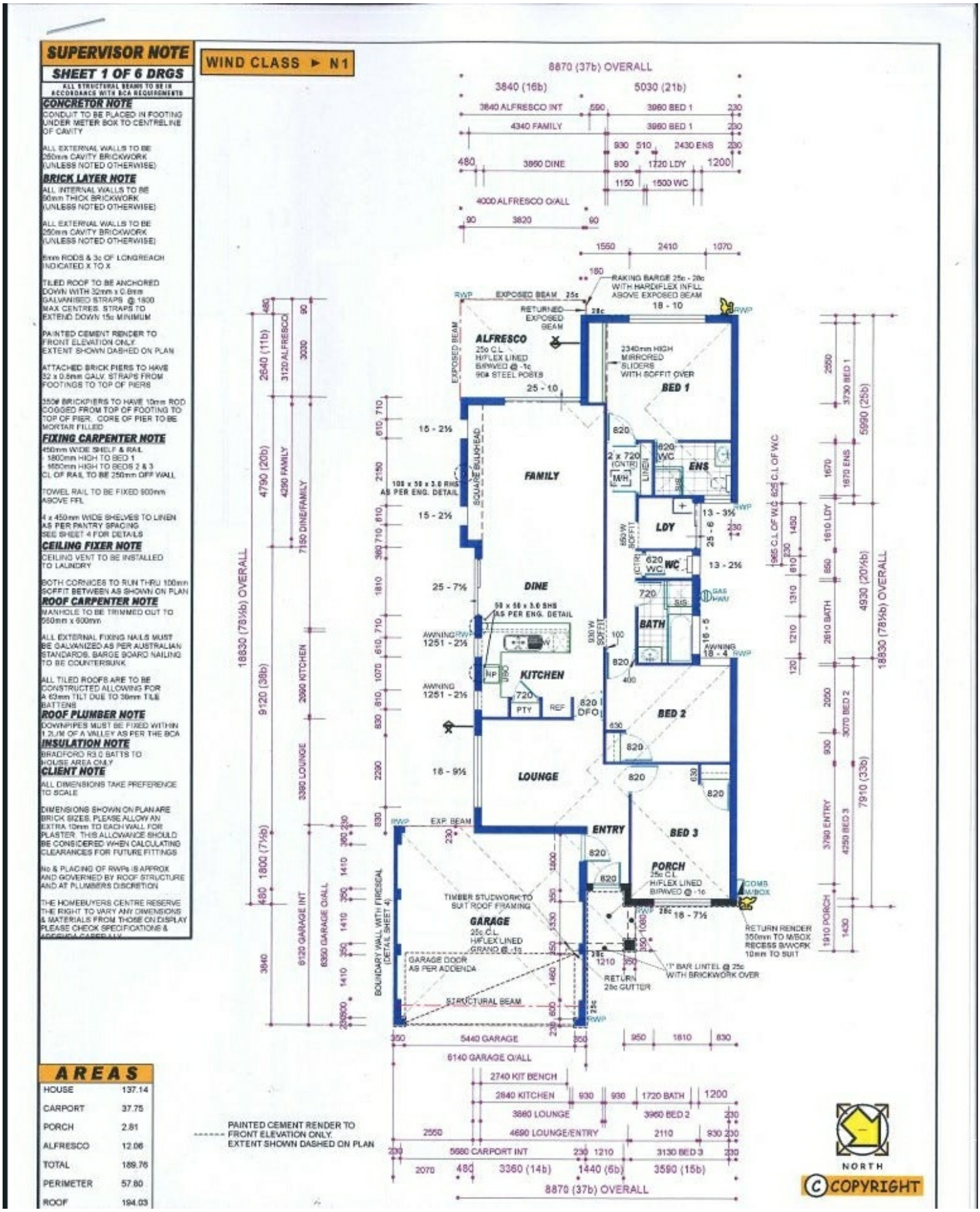
## 3 BED | 2 BATH | 2 CAR

PRICE:
ALL OFFERS CONSIDERED

OPEN FOR INSPECTION:
N/A



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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.

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