



FOR SALE

NEST OR INVEST

SPACIOUS FAMILY HOME

Tucked away in a convenient cul-de-sac location, this substantial 4brm x 2bth home with a separate study offers an impressive 181sqm of living space, with a flexible layout featuring multiple living zones to suit everyday family life.

Built in 1999 and set on an easy-care 430sqm block, this solid brick-and-iron home has been well-maintained and recently updated. Light and bright throughout, the home is neutrally decorated and features fresh paint, brand-new plush carpets, new window treatments and updated tapware.

The open-plan living areas are complemented by easy-clean tiled floors, while the generous main bedroom includes a walk-in robe, wooden blinds and ensuite. The multi-purpose fourth bedroom could easily serve as a theatre room, children's playroom, home office or additional living space.

At the heart of the home, the well-appointed kitchen offers ample storage, generous benchtop space, a walk-in pantry, microwave recess and stainless steel appliances, with decorative French doors opening to the family room. The main bathroom includes a bath, while the spacious laundry features a large linen cupboard, separate WC and direct garden access.

Outside, the large paved entertaining area provides an ideal space for relaxed gatherings, with scope to add a lawned area if desired. Established easy-care gardens, a garden shed, new washing line, brand-new dog flap and new Colorbond fencing add further practicality.

The secure dual-car garage is complemented by ample additional off-street parking for multiple vehicles, motorbikes or a trailer. The home also includes evaporative air conditioning, a three-zone security alarm, RCDs, smoke alarms, gas hot water system and recently replaced flyscreens.

Ideally positioned in this family-friendly community, the home is close to Stratton Park Shopping Centre, restaurants, medical services, sporting facilities and other everyday amenities. Schools, Farrall Oval and the Talbot Road Bushland Conservation Area are nearby, while the Swan Valley and John Forrest National Park are within easy reach.

4 BED | 2 BATH | 2 CAR

PRICE:

Offers over \$769,000

OPEN FOR INSPECTION:

N/A

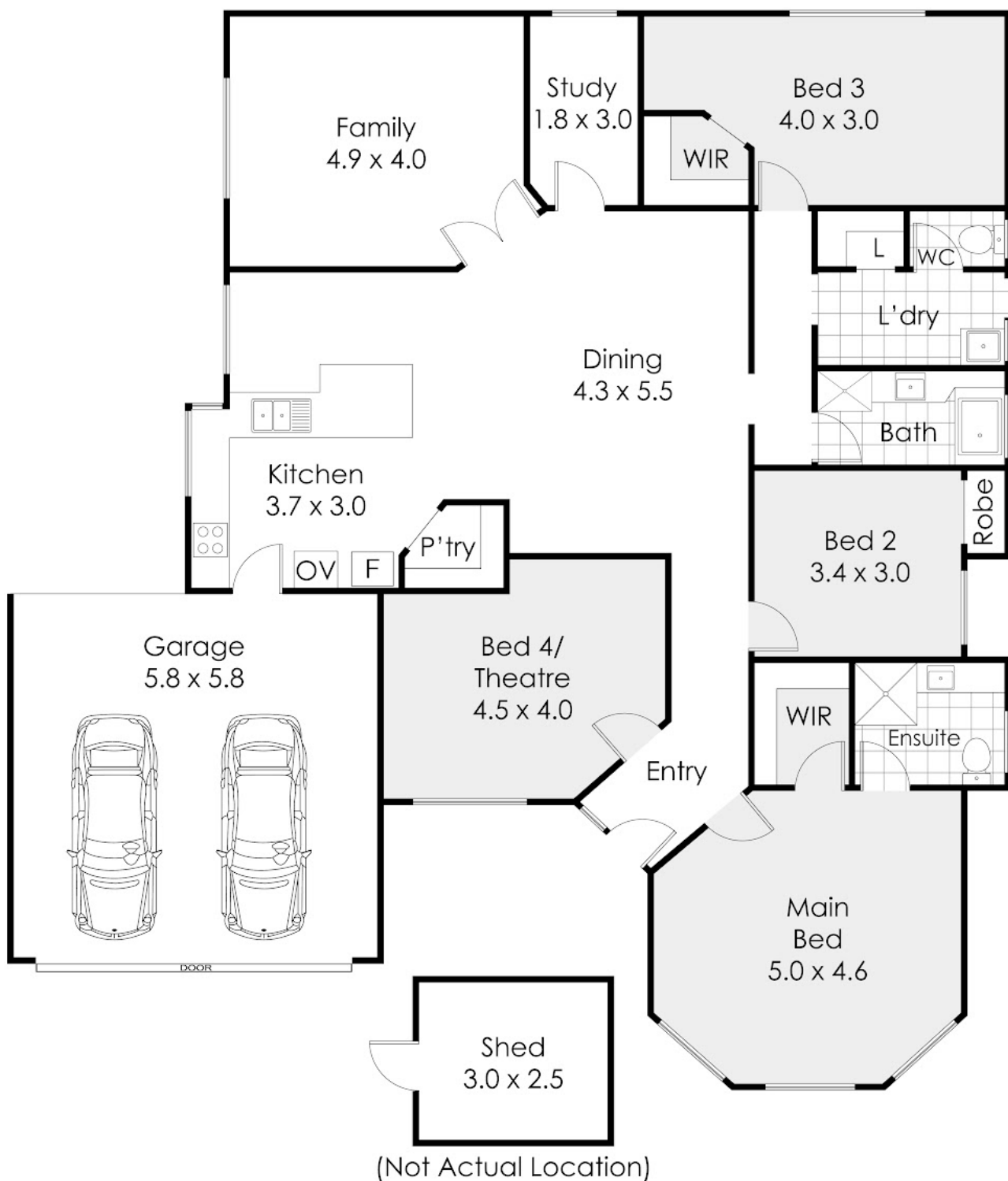


Louise Neal

0423422721

louiseneal@atrealty.com.au

www.atrealty.com.au



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.