

Sold



72 Camden Street, Wembley Downs



## Luxury Space & Convenience

Quality, style and daily practical living combine effortlessly in this near new 4 bedroom (all King sized), 3 bathroom executive home offering a true move in and enjoy ultra-convenient lifestyle.

Suitable for families and downsizers alike this beautiful home incorporates a highly sought -after choice of master bedroom on the ground floor or a second one on the first floor.

With generous proportions, high ceilings throughout, a fully fitted chefs' kitchen, 2 large living areas and party sized alfresco this pristine home is available NOW negating the time consuming process of finding a suitable block and lengthy build time.

Located in an elevated premier street on a 441 SQM green title block the home is surrounded by a selection of highly regarded public and private schools, A S Luketina Reserve and ample nearby public transport.

For further details or to arrange a private viewing of this fine residence please call Ian Fatharly on 0411 886 183 or email [ian@xceedre.com.au](mailto:ian@xceedre.com.au).

### ACCOMMODATION

#### Ground Floor

- \*Light filled front entry foyer featuring double height void
- \*Open plan living/meals and kitchen opening onto fully covered alfresco area
- \*Stylish chefs' kitchen incorporating stone bench-tops, 900mm European appliances and large walk in pantry
- \*Bedroom 4 (second master) featuring walk-in robe and 5 star hotel quality

🛏 4 🗺 3 📏 441 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	17769
<b>Land Area</b>	441 m <sup>2</sup>
<b>Floor Area</b>	408 m <sup>2</sup>

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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**XCEED**   
REAL ESTATE

fully tiled ensuite bathroom with freestanding bath

\*Guest powder room (4th w/c)

\*Separate laundry with built-in cupboards and external door to clothes drying area

#### First Floor

\*Sitting/activity room incorporating built in sink and fridge recess with sliding doors opening onto the front facing balcony

\*Master bedroom incorporating built-in robes

\*Bedroom2 and 3 – also King sized with built-in robes

\*Fully tiled main bathroom incorporating bath, separate shower, twin basin vanity and separate w/c

\*Study nook/kids computer zone featuring built in large desk and cupboards

#### OTHER FEATURES

\*Constructed in 2016 by Weststyle with quality fixtures and finishes throughout

\*High ceilings to both levels of the home

\*Large covered alfresco area with built-in gas BBQ and exhaust hood

\*Double remote-controlled garage with storage area and internal access

\*Front tiled balcony incorporating elevated inland views

\*Low maintenance reticulated garden from mains water

\*Alarm security and ducted vacuum systems

#### AREA HIGHLIGHTS

\*A.S Luketina Reserve an easy 3 minute stroll away

\*Within highly desirable Churchlands Primary and Woodlands Primary School and Churchlands Senior High School catchment areas

\*Whisper quiet premier location

\*Easy walking or bike riding distance to Churchlands Senior High School, Newman College and Hale School

\*Quick access to local & major shopping centres including Floreat Forum, Karrinyup, Westfield Innaloo, Woodlands Shopping Centre, The Downs and Scarborough Beach foreshore

\*Major bus routes located nearby

\*Surrounded by numerous public amenities including Wembley Golf Course, Sports fields, lakes and tennis clubs

\*Glorious coastline only a few km away

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