

Sold



53 Churchlands Avenue, Churchlands



Location & Lifestyle

Price Reduced! Make an Offer!

Location perfect this practical single level family home enjoys a delightful bushland outlook opposite the back entrance of Churchlands Senior High School – the quietest neighbour you could have and perfect for teenagers to instantly walk to school!

Freshly improved with new paint, carpets and blinds this light filled 4 bedroom 2 bathroom home set on a generous 802 SQM block with a private north/east facing garden offers the next fortunate owners a sought after ultra-convenient lifestyle.

Accommodation includes an open plan lounge and dining room or home office, fully fitted kitchen with pantry and a spacious family room featuring a high vaulted ceiling.

Located within tightly held Churchlands Private Estate, nestled between picturesque Herdsman Lake and glorious coastline, the home is surrounded by an abundance of public amenities including a selection of highly regarded private & government schools, local & major shopping centres, parks, nature reserves, lakes, pristine beaches and very convenient public transportation.

For further details or to arrange a private viewing please contact IAN FATHARLY on 0411 886 183 or email ian@xceedre.com.au.

OTHER FEATURES

*Freshly painted and carpeted

*Ducted evaporative air-conditioning system

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Price	SOLD
Property Type	Residential
Property ID	17771
Land Area	802 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED 
REAL ESTATE

- *Double garage with remote controlled doors
- *Workshop and store room to rear of garage
- *Garden reticulated from own bore
- *Gas storage hot water system
- *Solar power system
- *Underground power for a neater streetscape
- *Attractive bushland reserve outlook
- *Generous 802 SQM block with ample space for a pool if desired

AREA HIGHLIGHTS

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

Churchlands High rear gate access is less than 50 metres away.

*Easy walking or bike riding distance to Newman College and Hale School

*Quick access to local and major shopping centres including Woodlands, Floreat Forum, Karrinyup, Herdsman Fresh, The Downs and Westfield Innaloo

*Major bus routes located within a 5 minute walk including the Circle Route and special events bus to Optus Stadium

*Surrounded by numerous other public amenities including Wembley Golf Course, Bold Park Aquatic Centre, sports fields, picturesque Herdsman & Jackadder Lakes and tennis clubs

*Only a few km to glorious coastline and approximately 10km to the city centre

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