

Sold



83 Woodlands Street, Woodlands



## FABULOUS DOWNSIZER

Price adjusted to sell!

Located in desirable and super convenient family friendly Woodlands this rarely available modern 3 bedroom 2 bathroom single level home is perfect for downsizers and small families alike.

Accommodation consists of an open plan main living room with a sliding glass door opening onto the rear alfresco area, an adjoining meals/dining area with a garden courtyard outlook, a fabulous large kitchen which is the central hub of the home featuring ample cupboard space, generous walk-in pantry, Smeg gas cook-top, quiet & powerful exhaust hood, Smeg oven, Bosch dishwasher and connected laundry/scullery area. The master bedroom boasts a spacious walk-in robe and ensuite bathroom with twin basins. Bedrooms 2 and 3 both incorporate built-in robes and are serviced by the main bathroom located between them.

Set on an easy care 353 SQM Survey-Strata block surrounded by an abundance of amenities including highly regarded private & public schools, local shops, major shopping centres, restaurants, lakes, sports fields, the coast, Wembley Golf Course, Bold Park Aquatic and ample public transport, this fabulous location is sure to please all age groups.

Act quickly as this desirable home is sure to attract strong interest!

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

OTHER FEATURES

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	17810
<b>Land Area</b>	353 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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**XCEED**   
REAL ESTATE

- \*Ducted reverse cycle air-conditioning
- \*Solar power generation
- \*Paved and private rear entertaining area
- \*Low allergy and easy to clean tiled floor to majority of home
- \*Storage room plus garden tool storage
- \*Security doors front rear
- \*Side garden fernery and fish pond
- \*Automatic reticulation from mains water
- \*Alarm security system
- \*Gas heating point in main living room
- \*Large linen cupboard to hallway
- \*Covered carport plus second parking bay

#### LOCATION HIGHLIGHTS

- \*Woodlands Reserve and Churchlands Senior High School spots field a few hundred metres away
- \*Within highly desirable Woodlands Primary and Churchlands Senior High School catchment areas- both within easy walking distance.
- \*Newman College and Hale School and Holy Rosary Primary School also located nearby
- \*Quick access to local and major shopping centres including Woodlands Shopping Centre, Floreat Forum, Karrinyup, Herdsman Fresh, The Downs and Westfield Innaloo
- \*Major bus routes located nearby including the Circle Route and special events bus to Optus Stadium
- \*Surrounded by numerous other public amenities including picturesque Jackadder Lake, Wembley Golf Course, Bold Park Aquatic Centre, sports fields, Herdsman Lake and tennis clubs
- \*Only a few km to glorious coastline and approximately 10km to the city centre

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