

Sold



42 Ailsa Street, Wembley Downs



### Family Pleaser

Highly sought after 4 bedroom 3 bathroom freshly decorated family home boasting generous indoor & outdoor living areas and sparkling pool set on a low maintenance fully fenced block surrounded by various parks, sports fields and a selection of private & public schools.

A double door front entry welcomes you into to this delightful light filled home incorporating a fabulous theatre/activity room with high vaulted ceiling, guest bedroom on the ground floor with adjoining full bathroom and open plan family/meals and kitchen zone that opens onto the rear alfresco entertaining and pool area.

With freshly polished bamboo flooring, new carpets and paint this fabulous home is ready to be enjoyed this summer, entertaining family & friends in style!

For further details or to arrange a private viewing appointment please call Ian Fatharly on 0411 886 183.

#### ACCOMMODATION

##### Ground Floor

- \*Spacious theatre/activity room featuring high vaulted ceiling and front garden outlook
- \*Home office incorporating fitted desk and cupboards with double door entry and central courtyard outlook
- \*Open plan family, meals and kitchen with 3 sets of sliding doors opening onto the rear alfresco and pool area
- \*Kitchen features stainless steel appliances including gas cooktop, 2 ovens

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	19867

#### 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



and dishwasher

\*Bedroom 4/guest bedroom – Queen sized incorporating built in robe

\*Bathroom 3 – full bathroom adjoining bedroom 4

\*Separate laundry with built in linen cupboards and external door opening clothes line area

#### First Floor

\*Retreat or kids study/gaming area

\*Master bedroom incorporating walk-in robe and ensuite bathroom featuring double head shower recess, twin basins and w/c

\*Bedrooms 2 & 3 with built in robes

\*Main bathroom including full sized bath, separate shower, vanity and w/c

#### OTHER FEATURES

\*Freshly sanded and coated Bamboo flooring to main areas of ground floor

\*Freshly painted and carpeted

\*Double garage with remote control door

\*Salt chlorinated fully fenced below ground pool with solar blanket and automatic pool cleaner

\*Ducted Daikin reverse cycle air-conditioning system – 7 zones

\*Fenced private front garden with fruit trees and lawn area

\*Efficient instant gas hot water heater

\*Automatic reticulation from mains water

\*Rear timber entertaining deck and shade sail

\*Covered rear lounge/alfresco area

\*Easy care 461 sqm block

#### AREA HIGHLIGHTS

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

\*Walking/bike riding distance to Newman College and Hale School

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

\*Surrounded by numerous 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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