



## 11 Red Wattle Pl, Churchlands



### Prime Lake & Parkland Location!

Make an Offer!

Located only metres from the picturesque foreshore of Herdsman Lake, in centrally located and tightly held Floreat Waters Estate, this 4 bedroom 2 bathroom fully refurbished family home offers a fabulous move in and enjoy lifestyle.

Perfect for families or downsizers alike, incorporating the master bedroom wing on the ground floor and 3 extra-large minor bedrooms on the first floor, an open plan porcelain tiled main living room, light filled high quality kitchen and a separate theatre or lounge room, this pristine home is sure to impress discerning buyers.

Less than 400 metres or a 3 minute stroll to highly regarded Churchlands Primary School and an easy 10 minute walk to Churchlands Senior High or Newman College this prime cul-de-sac location is perfect for students to easily walk to these schools.

A haven for wildlife and humans alike, with acres of parkland and pathways to run, walk or cycle, Herdsman Lake offers fortunate residents a scenic and peaceful "country" environment with the convenience of city amenities.

For further details or to view this lovely home by private appointment please contact Ian Fatharly on 0411 886 183.

### ACCOMMODATION

Ground Floor

🛏 4 🏠 3 🚗 2 📏 484 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	24584
<b>Land Area</b>	484 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

- \*Light filled double height entry foyer
- \*Open plan family/meal and kitchen incorporating recessed ceiling with stylish ceiling fan opening onto the alfresco and rear garden
- \*Designer light filled kitchen with scullery boasting stone bench-tops, high end Miele appliances, ample cupboard space, fridge recess with water and super quiet yet powerful \*High flow, quiet Schweigen exhaust hood
- \*Theatre or lounge room
- \*Master bedroom enjoying lake views with large walk in robe and sliding doors opening onto private courtyard
- \*Ensuite bathroom incorporating glass screened shower, vanity and W/C
- \*Guest powder room/ 3rd W/C
- \*Separate laundry with sliding door to clothes drying courtyard
- \*Porcelain tiling to entry and main living area

#### First Floor

- \*Bedroom 2 - King sized incorporating built in robe and sliding doors to balcony enjoying lake and parkland views
- \*Bedrooms 3 and 4 - both queen sized with built in robes
- \*Main bathroom featuring full bath, separate large glassed screen shower, twin basin vanity and w/c
- \*Built in linen cupboard
- \*All bedrooms and passageway has quality hardwood flooring

#### OTHER FEATURES

- \*Move in and enjoy presentation with quality fixtures and finishes
- \*Refurbishment and addition carried out by award winning Green-Shore Builders
- \*Covered alfresco area under the main roof with honed aggregate floor
- \*Spacious first floor balcony
- \*Easy care 484 SQM green title lot
- \*Whisper quiet cul-de-sac location
- \*Light filled double height entry foyer with chandelier
- \*100 metres to the edge of picturesque Herdsman Lake
- \*Ducted reverse cycle and split system air-conditioning
- \*Near new interiors with neutral finishes
- \*Solar power system
- \*Ducted vacuum system
- \*Automatic reticulation to landscaped garden incorporating olive and pear trees
- \*Double garage with remote controlled door
- \*Stylish aggregate driveway, paths and alfresco

#### AREA HIGHLIGHTS

- \*Less than 400 metres or a 3 minute-stroll to Churchlands Primary School
- \*An easy 10 minute-walk Churchlands Senior High and Newman College
- \*Underground power for a neater streetscape
- \*Ample public transport nearby including the Circle bus route
- \*A selection of highly regarded private and public schools nearby include Hale School, \*Newman College, St Mary's, Churchlands Primary, Churchlands Senior High, Holy Rosary, \*Holy Spirit and The International School
- \*Quick easy access to the coast and city
- \*Nearby numerous public amenities include Bold Park Aquatic Complex, Wembley Golf \*Course, parkland, lakes, sports fields and hospitals
- \*Surrounded by numerous local and major shopping centres including Herdsman Fresh, \*Woodlands Shopping Centre, Floreat Forum, Innaloo

## shopping precinct and Karrinyup Shopping Centre

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*