

Sold



116 Swan Street, Tuart Hill



## Pristine, Private & Secure

Home sweet home probably is the best way to describe this pristine 3 bedroom 2 bathroom brick & tile quality built street front home offering an absolute move in & enjoy lifestyle.

Set behind a fenced front lawn and large double garage this well designed and tastefully decorated light filled home is ideal for couples, young families, downsizers and investors alike.

The practical semi open floorplan boasts 2 living areas plus dining/meals that freely flows onto the private rear alfresco area with ample room for entertaining family & friends throughout the year in style. A fabulous freshly remodelled custom kitchen featuring stone bench-tops, ample cupboard space and 900mm Smeg oven & cooktop is the perfect place for discerning chefs.

The master bedroom incorporates a walk-in robe, ensuite bathroom, electric roller shutters and a sliding external door for access to a sunny timber panelled private courtyard. Bedrooms 2 & 3 are located in a separate wing that is serviced by the main bathroom.

With superb presentation, generous accommodation and a myriad of public amenities located within a short walk, bus or car ride away this lovely home is sure to tick all your buying requirement boxes. Viewing is a must!

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

OTHER FEATURES

3 1 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	24631

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

Xceed Real Estate - Sales  
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**XCEED**   
REAL ESTATE

\*Recently renovated custom Chef's kitchen, which includes:

- 900mm Smeg oven/stovetop
- Neff dishwasher
- 40mm white quartz stone waterfall benchtop
- Undermount double sink with kitchen mixer featuring retractable pull out nozzle
- Custom build cabinetry with soft closing drawers and cupboards throughout
- Pocket door feature cabinet (appliance cupboard)
- Walk-in pantry
- Custom floating hardwood shelves (Tasmanian Oak) with LED strip lighting under lower shelf

\*Newly sanded and polished solid Tasmanian oak floors to living and kitchen

\*Recessed feature ceiling in living area

\*Ducted evaporative air-conditioning to home

\*Split system air-conditioner to main living room

\*Insulation to ceiling

\* LED downlights throughout, with dimmers in all 3 bedrooms and main living area

\* Plantation shutters throughout living and dining areas

\* New carpets in all 3 bedrooms

\* Security doors and screens to windows

\* Electric shutters on main bedroom windows for total block out of light

\* Large double garage with auto door, attached workshop and ample storage

\* Fenced off front courtyard

\* Private rear courtyard accessible via large sliding doors from living area or gated side access lined by mature olive trees

\* Reticulated front lawn and garden from mains water

\*Low maintenance, easy care garden

#### AREA HIGHLIGHTS

\*Approximately 10km from Perth city

\*Approximately 10km from a selection of beaches

\*Approximately 6 km to Westfield Innaloo Shopping Centre

\*Approximately 7km to Karrinyup shopping centre

\*Approximately 3 km to Dog Swamp Shopping Centre

\*Only 1.2km to Tuart Hill Primary School

\*Ample public transport within mere metres

Council Rates \$1,657 p/a approx

Water Rates \$1,204 p/a approx

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