

Sold



Unit 2, 8 Observation Rd, Craigie



## Fantastic Villa Close to Everything

This beautifully presented three-bedroom, two-bathroom villa offers the ultimate lock-and-leave, easy-care lifestyle for young families and downsizers alike. Situated at the rear of a select group of seven, this lovely home is full of features you'll love!

Beyond the welcoming two-tone portico entry, driftwood style laminate flooring flows throughout the hallways and living area, adding a sense of calm and spaciousness to the home. Step down to the open-plan living and dining zone, which incorporates a contemporary, galley-style kitchen - complete with stone benchtops, subway-tiled splashback, ample cabinets and stainless steel appliances.

Sliding doors invite an abundance of light into this space and beckon you to the inviting paved alfresco, positioned under the main roof. This outdoor space is perfect for all-season entertaining, with plenty of room for your pot plants, outdoor furniture and a BBQ.

The two minor bedrooms can accommodate a double bed and offer built-in double robes and Venetian blinds. In contrast, the queen-sized master bedroom boasts a spacious walk-in robe and an elegant ensuite with a stone-topped vanity and an oversized, semi-frameless shower.

Only a few minutes walk to Craigie Drive and Eddystone Avenue, this fantastic villa is well located in terms of urban accessibility, with proximity to local schools, transport and shopping amenities. Westfield Whitfords Shopping Centre under 2km away, with Beldon Shopping Centre a leisurely 1km stroll.

🛏 3 🚿 2 🚗 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25573

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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

**XCEED**   
REAL ESTATE

To secure this home, offers in the mid \$400,000's will be considered. Contact Adam Whitford from Xceed Real Estate to register your interest today, on 0406 616 608.

Property Features:

2018 built 3 bedroom, 2 bathroom villa  
Two-tone render and Colorbond roof elevation  
Double lock-up garage with sectional door, storage area and shoppers entry  
Driftwood style laminate flooring to living and traffic areas  
Carpets and built-in robes to bedrooms  
Stone benchtops to kitchen, bathrooms and laundry  
Deluxe galley-style kitchen  
Reverse-cycle air conditioning to living area and master bedroom  
5-burner gas cooktop and electric oven  
Separate WC with vanity & mirror  
Well-appointed bathrooms  
Double built-in linen cupboard  
Paved alfresco under the main roof  
LED downlights throughout  
216sqm allotment with 107sqm living area

Location:

1km to Beldon Primary School  
950m to Craigie Heights Primary School 1.2km Belridge Secondary College  
2.8km to St Mark's Anglican School  
2km to Westfield Whitfords Shopping Centre 3km to Mullaloo Beach  
1.8km to Edgewater Station  
3.5km to ECU Joondalup

*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.*