

Sold



16 Halcyon Way, Churchlands



## Extra Large Family Retreat

Boasting ample bedrooms and living areas to comfortably accommodate larger families this quality constructed immaculate two storey residence is positioned in one of Churchlands favourite locations known for its peaceful lakeside living, acres of local parkland and easy walking distance to Churchlands Primary School and major bus routes.

The flexible floorplan caters for a variety of buyer groups with the option of the having the chosen master on the ground or first floor. Either way there is also a large guest room with adjoining ensuite, 2 additional Queen sized bedrooms with built in robes on the ground floor and a 5th King sized bedroom with built in robe on the first floor.

You will be also spoilt for choice with an abundance of living areas. These 4 zones offer ample space to entertain family and friends in comfort with a formal loungeroom, open plan family/meals and kitchen, separate family/theatre or games and a first floor activity or possibly a large home office. There is also a formal dining that could easily be utilised as a music room or ground floor study.

Externally there is a fabulous party sized covered entertaining area accessed via the main living areas. The front fully walled and private yard is currently landscaped to ensure very low maintenance requiring no watering. This large,

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26921

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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level area can easily set up as a fun, safe play area/garden for kids and pets with ample space for a pool if desired.

Set on a fully walled 711 SQM block within established Floreat Waters Estate only a few hundred metres from the foreshore of picturesque Herdsman Lake this impressive family residence is surrounded by a selection of highly regarded private & public schools, local & major shopping centres and ample public transport. 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 arrange a private viewing appointment please call Ian Fatharly on 0411 886 183.

#### ACCOMMODATION INCLUDES

##### Ground Floor

- \*Light filled entry foyer with feature timber door
- \*Generous lounge room incorporating open fire place and front garden outlook
- \*Formal dining or home office conveniently located near entry
- \*Open plan living/meals and kitchen featuring solid wood bench-tops, gas hotplates, electric wall oven, double bowl sink, pantry and dishwasher
- \*Adjoining large family room/theatre or games room with extra high vaulted ceiling, feature timber beams and 2 sets of external sliding doors
- \*Separate fitted laundry with external glass door and adjoining 3rd bathroom
- \*Guest bedroom 3 incorporating built in mirrored door robe, external sliding door and semi ensuite bathroom
- \*Bedrooms 4 & 5 are Queen sized with built in robes
- \*Fully tiled main bathroom boasting stone benchtops, large glass door shower and w/c

##### First Floor

- \*Home office or activity
- \*Master bedroom incorporating built in robes and walk in robe
- \*Ensuite bathroom with bath/shower, vanity and w/c
- \*King sized bedroom 2 incorporates a large built in robe

#### OTHER FEATURES

- \*Excellent presentation - recently refurbished
- \*Fully walled 711 SQM block
- \*Covered entertaining area

- \*Low maintenance garden
- \*Double automatic door garage with drive through access to the back yard offering additional secure parking for a boat, caravan or cars
- \*Energy efficient LED recessed lighting to majority of home
- \*3 modern bathrooms
- \*Solid timber floor and high ceilings to first floor
- \*Woodburning combustion heater to family room
- \*Feature decorative wooden lined ceilings and beams to living, meals, kitchen, laundry and family/theatre rooms.
- \*Split system air-conditioning systems to main rooms of home
- \*Alarm system
- \*Various storage cupboards on both levels
- \*Quality brick walls and Colourbond perimeter fencing

#### AREA HIGHLIGHTS

- \*Less than 400 metres to Churchlands Primary School
- \*An easy 15 minute walk to nearby Churchlands Senior High and Newman College
- \*A selection of other nearby highly regarded schools include Hale School, St Mary's, Holy Rosary, Holy Spirit, Montessori and the International School of WA
- \*Quiet street mere metres from Herdsman Lake, parkland and kids playground
- \*Enjoy daily scenic walking or bike rides around the lake
- \*Underground power for a neater streetscape
- \*Ample public transport nearby including the Circle bus route and special events bus to Optus Stadium
- \*Quick easy access to the coast and city
- \*Nearby numerous public amenities include Bold Park Aquatic Complex, Wembley Golf Course, parkland, lakes (including Jackadder Lake), sports fields and hospitals
- \*A selection of local and major shopping centres include Herdsman Fresh, Floreat Forum, Woodlands Shopping Centre, Westfield Innaloo and Karrinyup Shopping Centre

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