

Sold



56 Valencia Ave, Churchlands



Simply Delightful

Under Offer 1st Week!

Offers – Suit Buyers around \$1 million

Rare Offering! Freshly renovated, warm and inviting, private and quiet, all on one level with 3 generous sized bedrooms (all ensuite) , open plan living and a reasonable sized back garden for a dog and kids on an easy care 526 SQM lot.

Suitable for downsizers, families and investors alike this delightful single level home, with its own street frontage, features a private garden courtyard entry with timber deck, a large open plan living room that can be furnished to include 2 living areas and meals/dining and or a home office zone.

The separate bedroom wing incorporates a private master bedroom with large fitted and walk in robe plus ensuite bathroom that boasts a spa bath as well as a separate shower.

At the other end of the passage both minor bedrooms are semi ensuite with the shared second bathroom.

 3  2  2

Price	SOLD
Property Type	Residential
Property ID	27255

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



The main living area and stylish stone-top fully fitted kitchen overlook, and open onto, a timber decked rear alfresco area and spacious fully walled rear garden – ideal for daily living and entertaining!

Located within Churchlands Primary School and Churchlands Senior High School catchment areas, surrounded by parklands and various sports fields, tennis courts, shopping centres, public transport, Wembley Golf Course and close proximity to the coast and city centre you are spoilt for choice with the abundance of conveniently located amenities.

For further details or to arrange a private viewing of this lovely home please call Ian Fatharly on 0411 886 183.

OTHER FEATURES

- *Covered alfresco area and timber deck
- *Fully walled for security and privacy
- *Bamboo flooring to main living areas and passage
- *Light and bright
- *Fresh carpets and paint
- *Ducted reverse cycle air-conditioning
- *Spacious synthetic grassed rear child friendly back garden with mature trees
- *Double garage with automatic door
- *Automatic reticulation from mains water
- *Gas hot water system
- *Ample additional parking on the wide paved driveway
- *Underground power to the area-for neater streetscape

AREA HIGHLIGHTS

- *Within highly desirable Churchlands Primary or Woodlands Primary School (your choice) as well as 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 Woodlands, Floreat Forum, Karrinyup, Herdsman Fresh, The Downs and Westfield Innaloo
- *Major bus routes located within a few minutes walk including the Circle Route and special events bus to Optus Stadium
- *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

rely upon their own inquiries in order to determine whether or not this information is in fact accurate.