

Sold



19 Pensacola Ave, Caversham



## Every Tradesman's Dream!

Open by private inspections only. Call Simar Singh on 0433 767 296

This is the one you have been searching for.

A fantastic low-maintenance 4 bedroom 2 bathroom home in a nice, tranquil pocket of "Caversham Grange" and boasting ample driveway parking space, as well as double side-access gates for secure boat, caravan or trailer parking.

There are also drive-through capabilities, should you wish to utilise the powered lock-up workshop shed at the rear as a double garage – pitched roof, dual roller doors and all. There is also a double carport out front, for good measure. The backyard plays host to a pitched outdoor patio-entertaining area with plenty of paving, preceding easy-care artificial turf and a garden shed in the corner.

Internally, a tiled open-plan family, dining and games area doubles as the main hub of the house with a gas bayonet for heating and manual security window roller shutters for peace of mind. Incorporated into the functional design is the kitchen – also tiled and comprising of double sinks, a walk-in pantry, stylish light fittings, a dishwasher recess, an Omega five-burner gas

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| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 27706       |

### Agent Details

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### Office Details

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cooktop and a separate Westinghouse oven for good measure.

The pick of the carpeted bedrooms is a sublime front master suite with a walk-in wardrobe, its own manual roller shutter and an intimate ensuite bathroom – complete with a shower, toilet and vanity. The three spare bedrooms all have built-in-robe recesses and are serviced by a light, bright and practical main family bathroom with a bathtub, showerhead and powder vanity.

Only minutes separate your front doorstep from our picturesque Swan Valley and its myriad of wineries, restaurants and even brewery options, with lush local parklands only walking distance away and the likes of schools and shopping centres also nearby and very much within arm's reach. Beautiful Whiteman Park is also in very close proximity, with its future train station something to very much look forward to. What a delightful location this is!

Book a time to visit this outstanding property by calling Simar on 0433 767 296.

#### Property Features:

- 4 bedrooms
- 2 bathrooms
- Freshly painted
- Open-plan family/dining/games area, next to the kitchen
- Back patio, off the games area
- Front master suite
- Separate laundry with a linen press, separate 2nd toilet and external/side access
- Solar-power panels
- Ducted-evaporative air-conditioning
- Foxtel connectivity
- Security doors and screens
- Gas hot-water system
- Double carport
- Powered double lock-up workshop/garage at the rear
- Garden shed
- Low-maintenance 540sqm (approx.) block with double side-access gates and ample parking
- Built in 2002 (approx.)

Location Highlights (all distances approximate):

- 350m to Grenache Park
- 450m to St Elias Park
- 1.0km to Caversham Village Shopping Centre
- 1.3km to Caversham Valley Primary School
- 3.9km to Kiara College
- 4.5km to the Swan Valley
- 10.6km to Perth Airport
- 15.6km to Perth CBD

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\* Interested parties must be sure to undertake their independent enquiries.

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