

Sold



25 Aristrade Avenue, Kallaroo



## Coastal Trifecta for Space, Versatility and Location!

If you're looking for a great value family home in Perth's northern coastal corridor, it's hard to imagine a better match than this spacious five-bedroom, three-bathroom beauty.

Occupying a sprawling 847sqm elevated block in the heart of desirable Kallaroo, the property is both beautifully designed and superbly positioned close to fantastic beaches and every imaginable local amenity. Perfect for larger or growing families where space is a priority, the unique layout features a defined accommodation wing and three separate living areas to cover work, relaxation and play!

Equally as impressive as the residence's presentation is its versatility - perfect for all ages and stages, including multi-generational. The cleverly designed configuration allows for self-contained areas if required, including a potential teen retreat or space for older parents.

At the heart of the home, you'll find the U-shaped kitchen with a central island, plenty of bench space and ample storage. You have the choice of formal dining or a casual meals area - or take your entertaining outside any time of year, beneath the phenomenal pitched alfresco. The huge wraparound lawn area will provide hours of play for kids and pets alike, with easy-care reticulated gardens allowing more time to enjoy this exceptional lifestyle!

There's also a study with a built-in desk and cabinetry - ideal for kids with homework or home-based professionals - ducted reverse-cycle air conditioning, quality window treatments and floor coverings throughout, and

🛏 5 🚿 3 🚗 2 📏 847 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28022
<b>Land Area</b>	847 m <sup>2</sup>

### 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

a secure double garage and heaps of additional off-street parking.

Surrounded by local parklands and a picturesque stroll to Springfield Primary School, North Shore Country Club and Whitfords City Shopping Centre, this fantastic home is also moments from Mullaloo and Hillarys beaches and just a little further to Whitfords park and ride Station.

For all the space you need and the ultimate coastal location, call Adam Whitford today on 0406 616 608.

Features include:

Five bedrooms, 3 bathrooms, plus study

Elevated 847sqm block

Quality ceramic tiling and carpets

Three internal living areas

Built-in robes in all bedrooms

Double door entry with security screens

Ceiling fans in the main bedroom and alfresco

Stainless steel cooking appliances

Formal and casual dining areas

Massive pergola and paved alfresco

Ducted reverse-cycle air conditioning

Huge backyard with artificial lawn

Easy-care reticulated gardens

Location (approx.distances):

North Shore Country Club 540m

Dampier Park 500m

Springfield Primary School 900m

Whitfords Shopping Centre 920m

St Mark's Anglican School 1.4km

Mullaloo Beach 1.2km

Hillarys Boat Harbour 4.3km

Whitfords Station 4.3km

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

*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.*