



6 Park View Grn, Churchlands



Perfect for Large Families

Multiple Offers Received-Under Offer in 4 Days!

Big family home on large block! There's an abundance of accommodation and living space in this immaculate extended and renovated 5 bedroom, 3 bathroom, practical, single level family oasis set on a super large 950 sqm lifestyle block within a child friendly quiet cul-de-sac.

This expansive residence features a quality stone-top modern kitchen with Miele appliances, good separation of bedrooms, study/home office, 4 generous living areas, ducted reverse cycle Daikin air-conditioning, established bore reticulated garden and a spacious rear entertaining area incorporating a sparkling below ground pool - the perfect place to enjoy endless hours relaxing with family and friends.

Set within tightly held, sought after Churchlands Private Estate this super handy location is within Churchlands Primary School and Churchlands Senior High School catchment areas and is also conveniently positioned for quick easy access to Hale School, Newman College and buses to a selection of other private schools.

Surrounded by parkland, sports fields, lakes, a selection of shopping centres

5 3 2 950 m2

Price	SOLD
Property Type	Residential
Property ID	28071
Land Area	950 m2

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



with major bus routes mere metres away this tranquil leafy enclave is the perfect location to raise your growing family. With spotless presentation this fabulous home is ready to be enjoyed!

For further details or to arrange a private viewing appointment please call IAN FATHARLY on 0411 886 183.

ACCOMMODATION

- Covered front porch and tiled reception foyer
- Open plan lounge and dining/music rooms with high vaulted ceiling
- Open plan kitchen/family and meals area with tiled flooring and sliding external doors opening onto a private side covered patio
- High quality kitchen featuring stone bench-tops, Miele appliances (pyrolytic self-cleaning oven, induction hotplates, built-in microwave & combi oven and dishwasher), large pantry and Billy instant hot water system
- Activity/games room incorporating tiled floor and built-in gas log heater
- Indoor/outdoor alfresco area featuring cedar lined ceiling, ceiling fan, tiled floor, 2nd kitchen (incorporating stone bench-tops, double bowl sink, 900mm oven and gas hotplates, glass hood extractor fan and built-in cupboards) and two sets of bi-fold doors opening onto the rear pool and entertaining area
- Master bedroom incorporating walk-in robe and fully tiled ensuite bathroom
- Bed 2/guest bedroom with walk-in robe, sliding external door opening onto the side courtyard and fully tiled ensuite bathroom
- Bedrooms 3,4 and 5 are all double or Queen sized with built-in robes
- Main bathroom-fully tiled with separate guest w/c & hand-basin
- Separate laundry including additional storage

OTHER FEATURES

- Large 950 SQM lifestyle block located in child friendly cul-de-sac, Zoned R20
- Covered side patio - second alfresco
- Within tightly held and centrally positioned Churchlands Private Estate
- Salt chlorinated fibreglass b/g pool with solar blanket, 3 speed energy efficient pump and feature water blades
- Large capacity Daiken reverse cycle ducted air-conditioning system to home
- Roller security shutters and security screens
- Double carport/garage with remote controlled door and additional parking space at rear
- Side parking to left of driveway for a boat, caravan or additional vehicle
- Recessed LED low power consumption down lights
- Automatic reticulation from own bore

- Ceiling fans to bedrooms
- Rear garden storage shed and store room
- Gas storage hot water system
- Water feature/pond
- 3 phase power
- Shade sails to rear entertaining and pool area
- Solar power system

AREA HIGHLIGHTS

- *Established and secluded neighbourhood with paved roads, underground power and leafy tree lined streets
- *Within highly desirable Churchlands Primary and Churchlands Senior High School catchment areas - both within easy walking distance.
- *Walking or bike riding distance to Newman College and Hale School
- *Churchlands Senior High sports field only a few hundred metres stroll away
- *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 2 minute walk include the Circle Route and special event busses to Optus Stadium
- *Surrounded by numerous other 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

Council Rates- \$3095.61 p/a

Water Rates- \$ 2173.39 p/a

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