

Sold



53b Purdom Rd, Wembley Downs



## Stunning Brand New Executive Home

Rare Offering! Stylish, light filled and spacious this just completed family residence is set on a 471 SQM easy care, private rear lot boasting premium quality construction, high ceilings and superior finishes throughout. Accommodation consists of 2 fabulous open plan living areas, 4 generous bedrooms, 2 fully tiled bathrooms and 3 w/c's.

An impressive double height entry foyer incorporating floor to ceiling windows and a timber & glass feature staircase welcomes you into this fine home. Adjoining the entry is an open plan kitchen, meals and living area that opens onto a covered alfresco and two grassed garden areas for year-round seamless indoor/outdoor living.

The private master bedroom wing is also conveniently located on the ground floor with a fitted walk-in robe, fully tiled ensuite incorporating a rain shower, separate w/c and north facing sliding doors leading onto a private courtyard.

Accessing the first floor via the beautifully crafted Spotted Gum staircase reveals a spacious activity/family room with study nook that opens onto a large fully covered balcony - ideal for enjoying cooling elevated ocean breezes and coastal views.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28074

### Agent Details

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### Office Details

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REAL ESTATE

Three first floor bedrooms with good separation incorporate desk recesses and fitted built-in robes. The main bathroom is also fully tiled with rain shower, separate full bath and separate w/c with hand basin. An impressive large store room could also be used as a study or kids gaming room.

This superb home in a sought after elevated street close to a selection of highly regarded schools and public transport offers a fabulous move-in and enjoy lifestyle without the 2 to 3 year wait and hassle of building. Internal viewing an absolute must!

For further details or to arrange a private viewing please contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

#### FEATURES INCLUDE

- \*Large laundry boasting ample built-in cupboards and stone bench-tops
- \*Guest powder room with hand basin
- \*Covered alfresco entertaining area
- \*Large second lawn area-perfect for kids, pets and a pool if required
- \*High ceilings throughout with stylish shadow line cornices
- \*Large rooms and wide light filled passages
- \*Ample natural light via large floor to ceiling windows in entry and main living areas
- \*Ducted reverse cycle air-conditioning
- \*Extensive storage
- \*Professionally landscaped garden with automatic reticulation
- \*Easy care 471 SQM strata lot plus driveway
- \*Quality engineered Spotted Gum wooden flooring to ground floor entry, staircase, passages and living zone
- \*Fabulous chef's kitchen featuring Bosch appliances, stone bench-tops, glass splashback and large walk-in pantry
- \*Extra-large double garage with direct internal access, storage area and drive through access to rear garden. Ideal for a trailer, boat, small caravan or 3rd vehicle

#### LOCATION HIGHLIGHTS

- Within Wembley Downs Primary School and Churchlands Senior High School catchment areas
- Various parks, sports fields and bush walks nearby
- Wembley Downs Primary, Churchlands Senior High School, Newman College, Holy Spirit, St Mary's and Hale School all within few minutes bike, car or bus ride
- Surrounded by numerous local and major shopping centres including The Downs, Floreat Forum, Ocean Village, Empire Shopping Village, Herdsman Fresh, Westfield Innaloo and Karrinyup Shopping Centre

- Wembley Golf Course and leisure complex nearby
- Bold Park Aquatic Centre nearby
- Perth CBD approximately 11 km away
- Quick easy access to glorious coastline with a selection of beaches less than 3 km
- Quick easy access to Subiaco, Leederville and the city centre
- Major bus routes available within a few minutes stroll

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