

Sold



15 Muston Gr, Churchlands



Room For All The Family

Open All Christmas & New Year Holiday Period By Appointment. Call Ian Fatharly on 0411 886 183.

Elegant and spacious this 4 bedroom 3 bathroom family residence is located in a whisper quiet cul-de-sac only a few metres from the edge of picturesque Herdsman Lake and wildlife reserve within sought after Floreat Lakes Estate.

Boasting 3 generous living areas and 2 master bedrooms (one on ground floor and one on the first floor) this warm & inviting residence is ideal for larger and multi-generational families. Externally the big rear back garden offers ample space for children and pets to safely play together with the option of installing a pool if desired.

Residents in this premier location enjoy a variety of prolific local birdlife, walking, running or cycling around Herdsman Lake, a selection of nearby highly regarded public & private schools, a choice of local & major shopping centres and convenient quick access to Perth city centre & glorious coastline.

This immaculate home set on a generous 702 SQM relatively level block offers a move in and enjoy highly desirable lifestyle!

🛏 4 🚿 3 🚗 2 📏 702 m2

Price	SOLD
Property Type	Residential
Property ID	28232
Land Area	702 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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For further details or to arrange a private viewing appointment please call Ian Fatharly on 0411 886 183

Accommodation Includes

Ground Floor

- *Tiled light filled entry foyer featuring double height void
- *Spacious open plan lounge and dining room
- *Home office or music room adjoining the front entry
- *Open plan kitchen, meals and family room with a double height void and ample natural light
- *Separate laundry with external door
- *Master bedroom incorporating walk in robe
- *Ensuite bathroom with full bath, separate shower, separate w/c and handbasin/guest powder room

First Floor

- *Games/activity room
- *Bedrooms 2 & 3 both with built in robes
- *Main bathroom incorporating a full bath, separate shower and separate w/c
- *Bedroom 4 (second master/guest room) with its own ensuite (bath 3)

OTHER FEATURES

- *Double garage with remote controlled door
- *Large rear garden and lawn area - ample room for a pool if desired
- *Automatic reticulation to garden
- *Ducted reverse cycle air-conditioning
- *Rear garden shed
- *Gas storage hot water heater
- *Granite bench-tops to kitchen and bathrooms
- *Electric roller shutters to all ground floor windows and doors-ideal for lock & leave security

AREA HIGHLIGHTS

- *A short stroll to the edge of picturesque Herdsman Lake and wildlife reserve offering a quiet relaxed lifestyle with an abundance of birdlife
- *Surrounded by a selection of nearby private and public schools including Churchlands Senior High School, Woodlands Primary School, Hale School, Newman College, Holy Rosary Primary School, The International School, Chrysalis Montessori School and St Mary's Girl's School.
- *Ample public transport nearby including the Circle bus route and special events bus to Optus Stadium

*Quick easy access to the coast and city

*Nearby numerous public amenities include Bold Park Aquatic Complex, Wembley Golf Course, parkland, lakes (including Jackadder Lake), sports fields and hospitals

*A selection of local and major shopping centres including Herdsman Fresh, Floreat Forum, Woodlands Shopping Centre, Innaloo Shopping Centre and Karrinyup Shopping Centre

*Underground power to the estate-neater streetscape

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