



27 Winterbell Ct, Churchlands



## Superior Quality Stunning Residence

Welcome to 27 Winterbell Court, Churchlands, an individually designed quality constructed residence cocooned within an established beautifully landscaped lush tropical garden.

A wonderful home to escape the hustle and bustle of the modern world, oozing peace & serenity from the moment you approach the tree line entry.

Positioned in a cul-de-sac within highly desirable Abbey Brook Estate, loved by residents for its whisper quiet tree lined streets that are nestled between bushland yet handy to numerous amenities, this meticulously maintained rare gem is being offered for the first time by the original downsizing sellers.

Accommodation includes 3 large bedrooms, 2 spacious living areas (one on each level), 2 bathrooms with separate powder rooms, large meals/dining, quality granite-top kitchen and a home office or 4th bedroom.

The party sized covered alfresco is set amongst an enchanting north facing sub-tropical garden overlooking bush and parkland offering total privacy with the added benefit of no rear neighbour - a superb home for entertaining family & friend in style!

3 2 2 563 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28394
<b>Land Area</b>	563 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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**XCEED**   
REAL ESTATE

This tightly held, conveniently located enclave is walking distance to Churchlands Primary School, Churchlands Senior High School, Hale School, Newman College, various sports fields, parkland, picturesque Herdsman Lake and nearby major bus routes.

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

## ACCOMMODATION

### Ground Floor

- \*Grand entry foyer incorporating double height void and feature Marri staircase
- \*Home office or bedroom 4 adjoining entry with built-in cupboard/robe
- \*Bedroom 2 is King sized with built-in robe
  
- \*Main bathroom (adjoins bed 4) features a full-sized bath, separate glass screened shower, marble top vanity and separate w/c with hand basin
- \*Open plan family/meals and kitchen incorporates a gas log fire, soaring ceiling and window wall over the family room. This captivating room enjoys lush garden and rear bushland outlooks and opens onto the rear garden and alfresco area via double Cedar timber and glass doors
- \*Quality fitted kitchen featuring granite bench-tops, ample cupboard space with solid timber doors & panels, 900mm gas cook-top, 900mm under counter oven, double bowl sink, dishwasher and walk-in pantry
- \*Separate laundry with external door to clothes drying area

### First Floor

- \*Open plan living/TV room with delightful bushland outlooks
- \*Generous master bedroom wing includes a walk-in fitted robe, built-in robe and recessed pressed steel feature ceiling
- \*Fully tiled ensuite bathroom with large glass screened shower, marble top twin basin vanity and separate w/c with handbasin
- \*Bedroom 3 is Queen sized with a soaring ceiling and built-in robe

## OTHER FEATURES

- \*Established, fully walled, reticulated lush garden
- \*Solid polished Marri timber flooring to main living area, entry foyer, kitchen, staircase and first floor passage
- \*Totally private north facing rear back garden backing onto bushland-No neighbour
- \*High ceilings, deep skirting boards and feature ceiling cornices to majority of home

- \*Double Cedar front and alfresco area doors
- \*Huge covered rear alfresco entertaining area with Cedar lined ceiling-a fabulous area for entertaining family & friends in style!
- \*Outdoor water feature with lighting
- \*Ducted reverse cycle air-conditioning
- \*Ceiling fans to majority of rooms
- \*Extra large double garage with extra high ceiling & door opening (for tall 4wd's or van), workshop/store room and additional loft storage-with fold down ladder. Cedar garage door
- \*Additional secure parking behind gates for boat, caravan or cars
- \*Side clothesline courtyard
- \*Gas storage hot water system
- \*Alarm system
- \*Generous under stair storage and wine cellar
- \*No lawns to mow, weed or water
- \*Child friendly safe cul-de-sac location
- \*Relatively level 563 SQM green title lot

#### AREA HIGHLIGHTS

- \*An easy 5 to 10 minute stroll to Churchlands Primary, Churchlands Senior High and Newman College
- \*Underground power for a neater streetscape
- \*Established tree lined estate with one entry
- \*Ample public transport less than 200 metres away including the Circle bus route and special events buses
- \*A selection of highly regarded private and public schools nearby include Hale School, Newman College, St Mary's, Churchlands Primary, Churchlands Senior High, Holy Rosary, Holy Spirit and The International School
- \*Quick easy access to the coast and city centre
- \*Nearby public amenities include Bold Park Aquatic Complex, Wembley Golf Course, parkland, lakes, sports fields and hospitals
- \*Surrounded by numerous local and major shopping centres including Herdsman Fresh, Woodlands Shopping Centre, Floreat Forum, Innaloo shopping precinct and Karrinyup Shopping Centre

*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.*