

Sold



21 Ballard Fawy, Wanneroo



## Space, Tranquillity and Convenience in a Family-Sized Home

Situated across the road from Lake Joondalup Nature Reserve, nestled in the prestigious Sommerville Waters Private Estate. This four-bedroom, two-bathroom family home offers tonnes of living space and an incredibly peaceful lifestyle. Imagine stepping out your front door to kilometres of walking trails while surrounded by birdlife and nature.

Many appealing features of the home include the massive open-plan living area, a theatre room and two dedicated studies. Outside, alfresco dining beneath the patio will be a treat, especially since the easy-care garden is predominantly paved and bordered with mature plants – low-maintenance heaven!

Built in 2003, the property has received plenty of love from its owners over the years with upgrades such as new carpets, 2Kw solar panels, Daikin 14 Kw reverse-cycle air-conditioning and it's been freshly painted. There's also the potential to add value with some further cosmetic upgrades. Occupying a 648sqm block, it's perfect for families and professionals, as well as investors since it's move-in ready and the location is superb.

You'll enjoy easy access to arterial roads including the Mitchell Freeway and Wanneroo Road, and proximity to many attractions such as the Carramar Golf Club, Wanneroo Botanic Gardens Mini Golf, Lakeside Joondalup Shopping City, Wanneroo Showgrounds, Edith Cowan University Joondalup

🛏 4 🚶 2 🚗 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28397

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Campus and Burns Beach, where you'll find a playground, walking trails and a lookout making the most of WA's epic sunsets.

This peaceful neighbourhood has wide appeal so please don't hesitate to contact Tibor Kiss at [tibor@xceedre.com.au](mailto:tibor@xceedre.com.au) or on 0412 200 188 today.

Property features:

- Four bedrooms (three with built-in robes), two bathrooms
- Massive open-plan living and dining area
- Well-appointed kitchen with a dishwasher, gas cooktop, island bench with dual sinks, loads of storage including a separate pantry
- Theatre room
- Two studies
- Primary bedroom with a walk-in robe and an ensuite
- Family bathroom with a bathtub and a separate toilet
- Separate laundry with external access
- 2Kw solar panels
- Daikin 14 Kw reverse-cycle air-conditioning
- Freshly painted
- New carpets
- Security screens
- Alfresco dining
- Paved patio in a fully enclosed easy-care garden
- Double lock-up garage with additional parking
- 648sqm block
- 2003 brick and tile construction

Location highlights:

- 150m to Lake Joondalup Nature Reserve
- 2.3km to Spring Hill Primary School
- 2.6km to St Anthony's School
- 3.6km to Wanneroo Showgrounds
- 3.9km to Carramar Village Shopping Centre
- 3.9km to Lakeside Central Shopping Centre
- 4.3km to Carramar Golf Club
- 4.4km to Wanneroo Secondary College
- 4.7km to Wanneroo Botanic Gardens Mini Golf

*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.*