

Sold



7 Panton Ct, Middle Swan



## A Spacious Surprise with the Heavy Lifting Done!

UNDER OFFER in less than 2 days. Very happy sellers and very happy buyers.

Light and bright, this generous-sized, four-bedroom, 2-bathroom home is perfect for those looking for a secure, quiet location yet still only moments away from everything you need. Close to several quality schools and parks, major arterial roads and public transport with Midland Gate just a few minutes' drive, not to mention being in the heartland of some of WA's best wineries, this home couldn't be better positioned for a young family or savvy investor.

The main bedroom boasts an ensuite, built-in-robe, split system a/c and a sliding door to a sunny courtyard, while the other three bedrooms also feature large windows and built-in robes. With the luxury of three living areas, there is plenty of room for everyone here, with one space between minor bedrooms providing either an ideal children's retreat or a dedicated study area.

A well-equipped, open-plan kitchen features ample storage space and benchtops overlooking the living/dining areas and outdoor patio beyond. With no barriers, allowing the room to flow, this is the heart of the home where everyone can come together in a welcoming space.

Opportunities abound with the generous-sized backyard here! Already flanked by tropical palms, this garden is brimming with potential, perfect for

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28710

### Agent Details

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**XCEED**   
REAL ESTATE

the green thumb to add their unique touch. There's room for swings or a trampoline or to build a perfect man cave/workshop, fit a pool/spa or both! Featuring your paved and undercover alfresco area, just add a BBQ and some outdoor furniture, and you'll have something truly special.

Located at the end of a cul-de-sac, traffic or noise will never be an issue, and with all the heavy lifting completed with fresh paint and new internal doors, this home is only waiting on your final touches. Contact Tibor Kiss at Xceed Real Estate on 0412 200 188 now to secure your viewing. This one definitely won't last!

Features include:

Four bedrooms with built-in robes

Main suite also includes ensuite and private courtyard

Three living areas (one a children's retreat or possible study)

A separate bathroom

Light and bright open living areas with sliding doors to exterior

Wooden floorboards

Modern kitchen with ample cupboards and benchtops

2 car enclosed carport with plenty more parking on driveway

Two split A/C in living room and master suite

Huge backyard with garden shed

Fully fenced with gate

Undercover, paved alfresco area

Location (approx. distances):

Close to major arterials and public transport.

750m Midland Sports Complex

1.4kms St Brigid's Primary

1.5kms North Metropolitan TAFE

2.1 kms Middle Swan Primary

2.9km Swan Christian College

2.9kms Midland Gate

3.6kms St John of God Midland Hospital

3.8kms Midland Gate

4.7km Funk Cider House

6.3 kms Sandalford Wines

12km Whiteman Park

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