

Sold



11 Sunbird Way, Gwelup



## A FAMILY OASIS IN THE HEART OF GWELUP

Welcome to 11 Sunbird Way, Gwelup. The gorgeous street-front appeal of this beautiful four-bedroom, (plus study), two-bathroom home with a resort-style pool, is only just the beginning.

Step inside and you'll be impressed with generous, light-filled spaces, timber flooring and quality features at every turn. With multiple living areas, moments away from quality schools and shops, this stunning home offers any growing family an abundance of space, comfort, and convenience just minutes from Gwelup's tranquil Careniup Reserve Lakes.

North-facing, this timeless, single-story home is designed by Ross North Homes and set upon a generous 531sqm block. Boasting large bedrooms and a variety of living spaces for room to roam, the family can enjoy their time together at the central hub of the home, where a spacious and contemporary kitchen overlooks living and dining areas. With views out to the Bali-style style pool and tropical gardens beyond, this home is not only a retreat to relax in, but also makes for an impressive entertainer.

Features you'll love:

- Four bedrooms, two bathrooms, plus study (or 5th bdrm)
- Timeless, single-storey design by Ross North Homes
- 531sqm block with north-facing aspect
- 233sqm internal living area (299sqm total house)
- Multiple living spaces with Family living, theatre room with bar, and a kids

🛏 5 🚿 2 🚗 2 🏠 531 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	29137
<b>Land Area</b>	531 m <sup>2</sup>
<b>Floor Area</b>	280 m <sup>2</sup>

### Agent Details

Kiera Simpson - 0414 441 445

### Office Details

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

**XCEED**   
REAL ESTATE

activity room

- Plenty of internal storage - built-in robes, walk-in linen, laundry storage, walk in pantry
- High 31C ceilings with recessed lights
- Alfresco with Jarrah decking, built-in outdoor kitchen & BBQ
- Low maintenance yard with granite stone paving and reticulated garden beds
- Swimming pool with solar heating
- Double garage with a sectional door and shopper's entry
- Porcelain tiles and solid timber floors.
- Ducted reverse-cycle air conditioning
- Solar panels

Location (approx. distances):

- 180m Lake Careniup Reserve
- 640m Gwelup's Secret Garden
- 600m Lake Gwelup Primary School
- 1.7km Balcatta Senior High School
- 2.5km Carine Senior High School
- 4.0km Karrinyup Shopping Centre
- 6.0km St Mary's Anglican School
- 6.7km North Beach
- 3.5km Warwick Station

Whether it be your alfresco undercover dining area, complete with outdoor kitchen and BBQ, or your very own dedicated theatre room with a large screen, wall-mounted speakers, and separate bar, this home literally leaves you wanting for nothing.

Combine this with a stellar location that merges convenience and proximity to shops, schools, and arterial roads all within the peaceful surrounds of Gwelup's natural lakes and bushland, this rare gem truly delivers on all fronts. For expressions of interest, please contact Kiera Simpson at [kiera@xceedre.com.au](mailto:kiera@xceedre.com.au) or phone 0414 441 445 for additional details.

*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.*