

Sold



22 Broadmoor Green, Currambine



## Room to Grow Minutes from the Coast!

Step into a world of tranquillity and comfort with this four-bedroom, two-bathroom family gem, nestled at the end of a peaceful cul-de-sac and backing onto lush Christchurch Park.

Feel instantly at home as you enter the generously sized main bedroom, an adults' retreat with a walk-in robe and private ensuite. Quality vinyl plank flooring flows effortlessly through the living areas, complemented by the tiled kitchen and wet areas - a fusion of practicality and style. The second bedroom boasts a convenient semi-ensuite bathroom; all bedrooms offer built-in robes and vertical blinds.

A functional kitchen fitted with a built-in pantry, electric oven, and gas cooktop is your canvas for culinary creativity. It also features a convenient shoppers' entry from the double carport. Lose yourself in the huge backyard, a green expanse where children will delight, and weekend barbecues become a family tradition. A garden shed tucks away your tools and treasures, and there's room to add a swimming pool (subject to council approval).

This solid family home offers a fabulous lifestyle investment - perfectly habitable yet ready for a contemporary makeover if you're up for it. Picture early morning strolls to the leafy local parklands, brisk walks to Currambine Primary School and the convenience of Currambine Station at your fingertips. The opportunities for a fulfilling lifestyle are limitless, from retail therapy at Lakeside Joondalup Shopping Centre to outdoor adventures at

🛏 4 🚿 2 🚗 2 🏠 650 m<sup>2</sup>

**Price** SOLD for \$627,000  
**Property Type** Residential  
**Property ID** 29157  
**Land Area** 650 m<sup>2</sup>  
**Floor Area** 174 m<sup>2</sup>

### Agent Details

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### Office Details

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**XCEED**   
REAL ESTATE

Yellagonga Regional Park. With ECU Joondalup and the bustling Joondalup medical precinct nearby, convenience takes on new meaning in this family-friendly northern corridor of Perth.

To make it yours, contact Austin Shepherd from Xceed Real Estate today on 0452 587 887.

Features include:

- Four bedroom, 2 bathroom family home
- Built 1995 - rendered brick and tile construction
- Spacious 650sqm block backing onto Christchurch Park
- 174sqm internal living area
- Wood-look vinyl plank flooring
- Carpets, venetian blinds and BIRs in the bedrooms
- Walk-in robe and private ensuite in main bedroom
- Electric oven and gas cooktop
- Double carport with a shoppers' entrance
- Split system AC in the main bedroom
- Huge backyard with a shed

Location (approx. distances):

- 650m Currambine Primary School
- 1.7km Lake Joondalup Baptist College
- 2.1km Currambine Central Shopping Centre
- 2.2km Currambine Station
- 2.5km Joondalup Health Campus
- 2.4km Lakeside Joondalup Shopping Centre
- 3.8km Iluka Beach and foreshore

*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.*