

Sold



10 Mallen View, Churchlands



## Family Residence of Grand Proportions

Under Offer First Week by Ian-Multiple Offers Received!

Look no further than this stunning 5-bedroom 3-bathroom executive family residence set on a generous 890 sqm fully walled block only metres from picturesque Herdsman Lake. Freshly painted and carpeted throughout with new European kitchen appliances this fine residence has undertaken a major transformation offering a sought after move in & enjoy lifestyle!

This grand family home offers oodles of space for any sized family to move and grow featuring entry foyer with double height ceiling void, 3 impressive living areas, dedicated theatre/activity room, 2 outdoor undercover alfresco areas, rare 3 car garage, alfresco entertaining area and sparkling concrete below ground pool with spa.

The chef's kitchen boasts a brand-new gas cooktop & 900mm oven, ample cupboard and storage with quality granite bench tops. This kitchen zone conveniently overlooks the back garden & pool flowing seamlessly into the huge open plan living/meals featuring two sets of glass doors that open out to the outdoor entertaining area and pool-ideal for entertaining a large gathering of family & friends. Also located on the ground floor is a Queen sized guest bedroom with ensuite bathroom featuring external door access.

Upstairs you will find a spacious lounge area/games room with French doors opening onto a balcony that overlooks the pool. The master bedroom is

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	29447
<b>Land Area</b>	890 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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equally impressive in size featuring an ensuite with spa bath, large walk-in-robe and balcony enjoying lake and city views. There are another 3 large bedrooms on this floor plus a study or 6th bedroom.

Ideally located in Floreat Lakes Estate this luxurious residence is situated close to numerous local amenities including Churchlands Senior High School, Hale School, Newman College, The Herdsman shopping centre, Innaloo Shopping Centre, Floreat Forum, Innaloo Cinemas and easy access to the freeway, Perth CBD and the coast.

This fine home must be internally viewed to appreciate the accommodation and lifestyle on offer!

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

#### Property Features;

- 5 extra-large bedrooms (all with BIR's, master has large WIR)
- 3 bathrooms (2 ensuite)
- 3 separate living areas
- Theatre/activity room adjoining family room
- Large entry hall with double height ceiling void
- Open plan family/meals area with gas fireplace
- Freshly painted throughout
- New window treatments
- New carpets
- Freshly polished solid timber flooring to the entrance and main living area
- Reverse cycle split system air-conditioners to all bedrooms and living zones
- Ducted evaporative air-conditioning
- High ceilings throughout
- Hamptons style staircase
- Fully walled and gated entrance with remote control access
- Large laundry with loads of cupboard space
- 4 w/cs
- 3 car garage with rear drive through access and remote doors
- Fully fenced below ground concrete pool with spa
- Covered alfresco area with built in gas BBQ and sink overlooking pool area
- Second covered outdoor entertaining area on other side of home
- Automatic reticulation from mains water

#### Approximate distance to;

- 150m - Herdsman Lake
- 1.7km- Churchlands Senior High School
- 2.0km- Hale School
- 2.5km- Newman College
- 2.9km- The Herdsman
- 2.8km- Event Cinemas
- 3.1km- Innaloo Shopping Centre
- 6.3km- Floreat Beach
- 6.5km- Karrinyup Shopping Centre
- 9.8km- Perth CBD

*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.*